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January 28, 2016

PLANTATION ESTATES EXPANSION - REZONING TEXT AMENDMENT

Project: Plantation Estates Expansion (Formerly: Village @ Plantation Estates)
South Trade Street, Matthews, NC
BWDB Project No. – 001-03-004

Subject: Town of Matthews UDO Text Amendment Request - Revisions
155.506.16 Continuing Care Retirement Communities (CCRC)

To: Kathi Ingrish – Planning Director
Jay Camp – Senior Planner

From: Bob Romano – BWDB Program Manager

Reference: Zoning Application 2015-641 - Text Amendment on CCRC Standards

Revision: Revised Proposed Text in Response to Questions Raised at the
Planning Board Meeting on January 26, 2016

Purpose:

The purpose of this memo is to revise the proposed Text Amendment to the Town of Matthews UDO for the Approved Rezoning Petition # 589 for the Village at Plantation Estates 1/24/2013.

Text Amendment:

1. The original Unified Development Ordinance Page 5-97 are in Black with the Proposed Text Changes in Red presented at the Public Hearing. The Blue text shows proposed further revisions in response to the Planning Board’s discussions:

§155.506.16.
B. Standards

1. A Continuing Care Retirement Community may include up to twenty (20) independent living units per gross acre and up to five (5) assisted living units arrangements (beds, rooms, or dwellings, whichever applies for an individual) per gross acre along with skilled nursing facilities, community buildings and ancillary services. The assisted living units and/or the skilled nursing facilities may also be located on any adjacent or non-contiguous property zoned R/I for a CCRC held and operated by the same owner. The two properties may be separated by a public street or streets, but



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the assisted living and/or skilled nursing facilities must be within 1,000 feet of ~~the~~ any property that contains ~~the~~ independent living units. Each non-contiguous property must comply with Standards ~~2-8~~ in §155.506.16.B.2 through 8 below separately.

2. As now proposed, this section would read as follows (clean copy):

§155.506.16.
B. Standards

1. A Continuing Care Retirement Community may include up to twenty (20) independent living units per gross acre and up to five (5) assisted living arrangements (beds, rooms, or dwellings, whichever applies for an individual) per gross acre along with skilled nursing facilities, community buildings and ancillary services. The assisted living and/or the skilled nursing facilities may also be located on any adjacent or non-contiguous property zoned R/I for a CCRC held and operated by the same owner. The properties may be separated by a public street or streets, but the assisted living and/or skilled nursing facilities must be within 1,000 feet of any property that contains independent living units. Each non-contiguous property must comply with standards in §155.506.16.B.2 through 8 below separately.

Standard Items 2-8 are not shown as they are not to be modified for this text amendment request.

Zoning Decision:

We understand that the Town Board Decision will be on February 8, 2016. Thank You again for your continued assistance.

Respectfully Submitted,
Bluewater Design-Build, LLC

Bob Romano

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Matt Langston, ASLA – LWDG Project Manager