



8845 Red Oak Blvd Charlotte, NC 28217 704.586.2520 p 704.523.2235 f www.singlesourcedesignbuild.com

November 2, 2012

Village At Plantation Estates / Rezoning Development Standards

To: Town of Matthews Board of Commissioners

Project: Village at Plantation Estates (V@PE)
Matthews, North Carolina
Rezoning Petition No. 589
SSDB Project 001-01-002

Content: Development Standards Revised - Village at Plantation Estates Rezoning Public Hearing

Combined Maximum Unit Count & Minimum Parking Space Table:

Matthews Zoning Code Section 153.117 Schedule Of Off-Street Parking requires 1.1 parking spaces per each Independent Living Unit and 1 space for every 4 patient beds (.25) in the Healthcare Nursing Home or Home for the Aged Building, plus 1 space for every 2 staff on the shift of greatest staff employment. "Total Parking Provided" will include +15% of "Total Required Parking" for the Visitors for each phase:

	Max. Units	Min. Parking
Total Independent Living Units (Simplex/Duplex/Triplex/Apartment):	300	330
Total Healthcare Building Beds (Assisted Living/Skilled Nursing):	<u>140</u>	35
Total Combined Independent + Healthcare Units / Staff (50) Parking:	440	<u>25</u>
Total Parking Required: Independent Living + Healthcare + Staff:		390
Total Proposed Village at Plantation Estates Visitor Parking (15%):		<u>60</u>
Total Parking Provided: Independent + Healthcare + Staff + Visitors:		450

Development Standards:

1. The development of the site will be controlled by the standards depicted on this site plan and by the Matthews Zoning Code to accommodate a Continuing Care Retirement Community in this R-1 (CD). The development will have independent living units, healthcare beds and their related accessory uses. No other uses that might be allowed in the R-1 district are proposed to be located on the project site. The density on the site will not exceed 10 dwelling units per acre. The site will include a variety of dwelling styles and sizes and may include small service uses as allowed by the provisions of Section 153.195 (A) (6) for the sole use and convenience of the residents, their guests, vendors and the staff.
2. The development depicted on this site plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed herein and by the Matthews Zoning Code during the design development and construction phases. Minor adjustments and amendments to the site plan may be considered so long as the Matthews Zoning Code, the overall concept for the site, and the conditions of the site plan are preserved. Additional changes and modifications of the site plan may be proposed that are in conformance with the provisions of Section 153.201(E) of the Matthews Zoning Code.
3. At no time will the total number of independent living units on the site exceed 300. The petitioner reserves the right to modify the number of each individual unit type based on market conditions. Additionally, at no time will the total number of assisted living beds and/or skilled nursing beds exceed 140. The site may also include a resident clubhouse with offices, wellness center, and bistro.



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It may also contain a maintenance building, gatehouse and other site amenities. For each building type listed below, the established limits will not be exceeded. **The Petitioner will limit the height of any buildings located within 100'-0" of the Freemont Street property line between South Trade Street and Fullwood Lane to two-stories (35'-0") above grade.**

4. The maximum square footage of each single family home (simplex) will not exceed 3,000 square feet, exclusive of the garage; two-family home (duplex) will not exceed 6,000 square feet, exclusive of the garage; and three-family home (triplex) will not exceed 9,000 square feet, exclusive of the garage. The maximum combined square footage of these homes will not exceed 300,000 square feet. These homes will have up to four bedrooms and **each individual unit** will have a one or two car garage. The maximum number of each home type is 70 simplex buildings or 70 living units, 50 duplex buildings or 100 living units, and 30 triplex buildings or 90 living units. These homes will be up to one and a half stories high and will not exceed 35 feet, as measured per the Matthews Zoning Code.
5. The maximum square footage of each apartment building will not exceed 60,000 square feet, exclusive of the garage. The maximum combined square footage of these apartment buildings will not exceed 825,000 square feet. These apartments will have up to three bedrooms on up to three levels of residential floors and may include under-building/ground garages. These apartment buildings will be up to four stories in height and include up to 24 living units per building. These apartment buildings will not exceed 270 total living units. The maximum height of the apartment buildings will not exceed 60 feet, as measured per the Matthews Zoning Code.
6. The maximum square footage of the resident clubhouse building will not exceed 30,000 square feet. This building may include administration offices, meeting facilities, kitchen and dining facilities, swimming pools, exercise spaces, maintenance shops, apartments and other ancillary services. This building will be up to four stories in height and may include under-building/ground garages. The maximum height of this building will not exceed 60 feet, as measured per the Matthews Zoning Code.
7. The maximum square footage of the skilled nursing/assisted living buildings will not exceed 150,000 square feet exclusive of the garage, and will not exceed 140 beds. These buildings will be up to four stories in height. The maximum height of the skilled nursing/assisted living buildings will not exceed 60 feet, as measured per the Matthews Zoning Code.
8. The Petitioner has provided building elevations for the structures to be constructed on the site. The building illustrations that are included with this petition are intended to reflect the general mass, scale, configuration, and the architectural character of the buildings. The Petitioner may make revisions to the design and materials of the buildings so long as the general mass, scale, configuration, and architectural character of the buildings are maintained in accordance with the Matthews Zoning Code.
9. Brick or stone will be used on a minimum of 50% of **the combined total area of building elevations throughout the development to achieve architectural building variety, upon final phase build-out, regardless of whether a building fronts upon either an exterior public street or internal private street.** Each elevation may incorporate additional masonry materials such as decorative block, **cement-plank siding and exterior insulation finish system** or stucco. **These requirements shall apply to the simplex, duplex, triplex, maison-court and clubhouse buildings and their garages.** Other materials used on the site may include, but are not limited to, fiberglass shingles **on sloped roofs**, metal on mansard and pitched roofs, and single ply membranes on flat roofs. **Additional architectural variety will be achieved on the site through multiple façade designs for adjacent buildings with the same floor plan.**



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10. This development will be constructed in phases subject to modifications based on market conditions and other site conditions. Transportation improvements contained herein will be incorporated into the site phase development process as the various portions of the site are developed. To coordinate with construction of proposed roadway improvement projects planned by the Town of Matthews, the Petitioner reserves the right to provide payment in lieu of the construction of curb and gutter along portions of South Trade Street and Fullwood Lane.
11. The Petitioner shall work with Matthews United Methodist Church and the Town of Matthews to relocate Country Place Drive through the Church's property to align with the main entrance into the site. The Petitioner will bear all reasonable cost of the construction of these improvements as well as the reasonable cost of a traffic signal either when warranted or approved by the appropriate governing body having jurisdiction over the road. These improvements will be installed as a part of Phase I, except for the traffic signal installation, which may come at a later date when approval is obtained.
12. The Petitioner reserves the right to sell or develop the remainder of the property known as Tax Parcel # 22715201 located across Fullwood Lane that is not used for the road connection to Hampton Green. This property is not to be re-zoned herewith and shall remain as current zoning classification R-15.
13. Parking will be provided in accordance with the Matthews Zoning Code Section 153.117 Schedule of Off-Street Parking. Parking will be provided in garages associated with each simplex/duplex/triplex home. Parking for apartment buildings will be provided in under-building/ground garages where subsurface conditions allow, surface lots and on-street parking areas. The Petitioner reserves the right to also provide on-street pull-in and parallel parking spaces on the internal private streets in addition to the parking spaces shown on the site plan. The Parking Plan required by Section 153.123 of the Matthews Zoning Code will be submitted as a separate document from this Rezoning Petition with each site phase.
14. Signage will be permitted in accordance with the Matthews Zoning Code Section 153.150. Detached signage will be limited to ground mounted monument signs that will identify the development at each public street vehicular access road limited to 40 square feet in area for each sign. It is the intent of the petitioner to locate signage at/near the main entrance on South Trade Street and at/near the entrance at Fullwood Lane as permitted by the Schedule of Sign Regulations. The materials of these signs will be compatible with the materials used to construct the buildings on the site. The Internal directional signage may also be utilized on either a temporary or permanent basis. The Master Sign Plan required by Section 153.149 of the Matthews Zoning Code will be submitted as a separate document from this Rezoning Petition.
15. Fire Department site access will be provided by a driveway connection at South Trade Street and a driveway connection at Fullwood Lane. Temporary emergency access may be provided from Fullwood Lane due to the phasing of the site development. The Petitioner reserves the right to provide vehicle and pedestrian gates at both of these access points. All gates will be accessible by emergency services per the Town of Matthews Ordinance. There will not be an internal street connection with Freemont Street.
16. The site will be designed and constructed to comply with the Town of Matthews Fire Department Standards. Fire Hydrant locations will be provided in compliance with the NC State Fire Code. All stream crossings and emergency service roads or pathways will be built to withstand loads of 80,000 pounds and an 8 foot wheel base.



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17. The apartment buildings and garages will be equipped with fire alarm systems and automatic sprinkler systems as required by the NC State Building Code.
18. The Petitioner will install a 10 foot wide multi-use path with pedestrian lighting on the edge of the property along South Trade Street in Phase I of the site development with a pedestrian signal where the greenway crosses South Trade Street. A 10 foot wide multi-use path with pedestrian lighting will also be installed on the edge of the property along Fullwood Lane in Phase III of the site development. The exact locations of the multi-use paths will be determined during the development review and approval process. The Petitioner will provide a greenway access and use easement on its property for any portion of the multi-use paths indicated on the site plan that is outside of the public street right-of-way. The Petitioner reserves the right to provide payment in lieu of the construction of the multi-use paths due to the future construction of the proposed roadway projects along South Trade Street and Fullwood Lane. The Petitioner will install an internal sidewalk system that will connect the housing units on the site with the multi-use paths and sidewalks on the adjacent public streets.
19. The Petitioner will dedicate up to an additional 15 feet of right-of-way along Fullwood Lane and South Trade Street, measured from existing street right-of-way lines, within 400 feet of the intersection of Fullwood Lane and South Trade Street, as required to accommodate future Town of Matthews road projects in the vicinity of the site. The Petitioner reserves the right to provide payment in lieu of the construction of the curb and gutter and sidewalks due to the future construction of the proposed roadway projects along South Trade Street and Fullwood Lane. Any public pathways and sidewalks located around the perimeter of the site shall be located within a pedestrian access easement in any areas where said pathways leave the public right of way.
20. The Petitioner will install 30 foot wide streetscape landscape areas along Fullwood Lane and South Trade Streets, as generally indicated on the site plan and measured from the street right of ways. No buildings or parking will be placed within these landscape areas. Existing trees and shrubs preserved within these areas may be used to meet the landscape requirements of the Ordinance. Additionally, new trees and shrubs may be added to these landscape areas as required to meet Zoning Ordinance requirements. Landscaped berms, sidewalks, and/or greenway trails may be installed within these landscape areas. The Petitioner reserves the right to selectively clear underbrush, invasive weeds, and poison ivy within the 30 foot landscaped areas in accordance with the Ordinance.
21. The Petitioner will install 30 foot wide perimeter landscape areas along the project perimeter adjacent to existing residential development, as generally indicated on the site plan. No buildings, parking, or detention ponds will be placed within these landscape areas. Existing trees and shrubs will be preserved within these perimeter areas whenever practical. Additionally, new trees and shrubs may be added to these landscape areas to meet Town of Matthews Zoning Ordinance requirements. The Petitioner reserves the right to selectively clear underbrush, invasive weeds, and poison ivy within the 30 foot landscape areas in accordance with the Ordinance.
22. The Petitioner may install fencing and/or screen walls along the perimeter of the site, provided that fencing or screen walls shall be no closer than 15 feet to any exterior property line. Entry signage and associated decorative walls may be closer to street right of ways, subject to Ordinance requirements. Finish materials of the fences or walls may include brick, stone, EIFS or comparable, decorative metal, aluminum, manufactured wood and wood. The finished side of fencing/screen walls shall face outward from the property.



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23. Approximate tree save areas are shown on the Tree Protection Plan. The Petitioner may supplement the existing trees per Ordinance guidelines. The Petitioner also reserves the right to provide tree planting mitigation (replanting) in accordance with the Town of Matthews Ordinance guidelines.
24. The minimum unobstructed open space for the site is 50% in conformance with Section 153.195 of the Matthews Zoning Code at Table 1 for Continuing Care Retirement Communities.
25. All outdoor lighting shall comply with the Matthews Zoning Code. No open lens lighting will be installed, but architectural lighting on building facades and landscape areas will be permitted.
26. The Petitioner reserves the right to demolish the existing brick wall along South Trade Street to install road improvements, greenway trails/sidewalks, and/or landscape improvements. The existing concrete monument will be donated to the Town of Matthews for reuse at an off-site location.
27. There is an existing pond on the site. The Petitioner may, during the construction of the site, drain, clean and redesign this pond to better accommodate storm water and develop a more attractive open space and open space amenity. As a result, the final location and dimensions of the pond may be modified during construction.
28. Project wide water quality features, including storm water detention facilities, will be designed to meet the applicable standards of the Town of Matthews, including the Phase 2 controls (post-construction) standards.
29. SWIM buffers will be provided in accordance with the Mecklenburg County Ordinance requirements.
30. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners", shall, with respect to the Site, be deemed to include the heirs, devisees, agents, personal representatives, successors in interested and assignees of the owner or owners of the Site who may be involved in its development from time to time.
31. The Petitioner will install a 5 foot wide sidewalk along South Trade Street in front of the two existing adjacent house lots from the ACTS property line on the North side toward Main Street.
32. The Petitioner will install a traffic signal at the Fullwood Lane driveway entrance as part of Phase III or at the time that the Fullwood Lane driveway is constructed.
33. The Petitioner will pay property taxes in a manner similar to the taxes paid by Plantation Estates to the Town of Matthews and the County of Mecklenburg even though the Village at Plantation Estates is a not-for-profit 501(c)(3) entity and even if the Continuing Care Retirement Community might otherwise be fully or partially exempted from the payment of any such taxes. As such, the Petitioner reserves all rights and privileges accorded to any other property tax payer. This may be accomplished through use of a Payment in Lieu of Taxes program or such other method as mutually agreed upon.
34. To enhance traffic flow in the area, the Petitioner commits to working with the Town of Matthews and the Residents of Hampton Green to provide the Hampton Green Neighborhood with a road connection to Fullwood Lane from Whitefriars Lane. The Petitioner will bear the reasonable cost of the property acquisition and the construction of this off-site Community benefit. This benefit will be installed prior to the issuance of the first Certificate of Occupancy for the Village at Plantation Estates and shall be coordinated with the South Trade Street and Fullwood Lane Intersection Road Project.



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- 35. The Petitioner will bury the existing overhead utilities (or abandon where appropriate) that are located along the South Trade Street frontage of the Site Plan parcel.
- 36. The Petitioner will provide and maintain a primary construction traffic site access on Fullwood Lane in order to minimize construction traffic on South Trade Street, however some construction traffic must access the site from South Trade Street in order to build and complete that portion of the project.

These Proposed V@PE Rezoning Development Standards are believed to correspond with the Site Plan. If there are any incongruences or inconsistencies, please contact me at 704-586-2433. Thank you.

Respectfully Submitted,
Single source Design-Build

A handwritten signature in red ink that reads 'Bob Romano'.

Bob Romano, AIA, A-DBIA, CCCA, LEED AP
Design-Build Project Manager

Cc: Kathi Ingrish, AICP – Planning Director
Jay Camp – Senior Planner
Marvin Mashner, CPA - ACTS P & CEO
Jeff Rathfon, SVP – ACTS Development
Steve Egges, RVP – Mid-South Director
Tom Strader, RD – ACTS Development
Brunson Russum, AIA – SSDB President
Matt Langston, ASLA – LWDG Manager
Tom McCrory, ASLA – LWDG Designer
Steve Wilson, PE – LWDG Civil Engineer
Steve Chomick, AIA – FreemanWhite, Inc.
Marc Gibson, PE, SE – WGPM Principal



November 9, 2012

ACTS Village @ Plantation Estates – Request for Rezoning Deferral

To: Town of Matthews Planning Department
232 Matthews Station Street
Matthews, North Carolina 28105

Project: Village at Plantation Estates (V@PE)
Matthews, North Carolina 28105
SSDB Project No. 001-01-002

Purpose: Request for Rezoning Decision Deferral
ACTS Retirement Life Communities
Matthews Rezoning Petition # 589

Dear Kathi & Jay,

ACTS Retirement Life Communities and Single Source Design-Build both respectfully request that the pending decision currently scheduled for November 12th by the Matthews Town Council be deferred for one month so that ACTS and their Consultants have some additional time to evaluate the project budget.

Thank you for assisting us with the proper filing of this letter and confirming the receipt of this request. Please contact Tom Strader at 828-817-1726 or Bob Romano at 704-685-1825 as needed. Thank You.

Respectfully Submitted,

Tom Strader

Tom Strader – ACTS Real Estate Development

Cc: Kathi Ingrish, AICP – Planning Director
Jay Camp – Matthews Senior Planner
Marvin Mashner, CPA - ACTS P & CEO
Jeff Rathfon, SVP – ACTS Development
Steve Eggles, RVP – Mid-South Director

Single Source Design-Build

Bob Romano

Bob Romano, AIA, A-DBIA, CCCA, LEED AP
Design-Build Project Manager

Cc: Brunson Russum, AIA – SSDB President
Matt Langston, ASLA – LWDG Manager
Tom McCrory, ASLA – LWDG Designer
Steve Wilson, PE – LWDG Civil Engineer
Steve Chomick, AIA – FWI Arch. Design
Marc Gibson, PE, SE – WGPM Structural

Agenda Item: Decision on Application 589/Village at Plantation Estates

DATE: November 7, 2012
RE: Decision on Rezoning
FROM: Jay Camp, Senior Planner

Background/Issue:

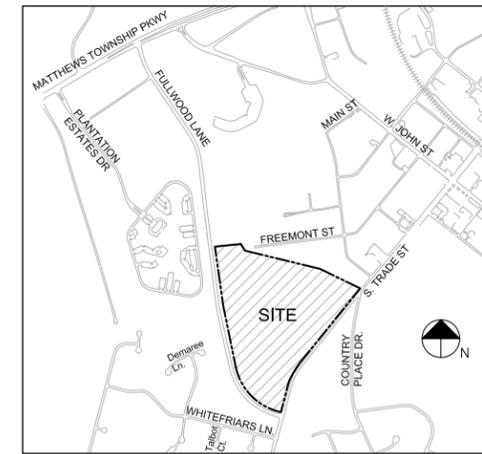
Below is a summary of significant changes to conditional notes and to the site plan for the Village at Plantation Estates.

1. The driveway entrance along Fullwood Lane is relocated further north towards the property boundary at Carrington Place. A commitment is made to install a traffic signal should the Town approve. (Conditional note 32 addresses the signal)
2. A minimum of 50% of the combined total area of building elevations will be brick. This represents an aggregate brick percentage in lieu of each building meeting the 50% threshold. This change allows for greater architectural variety (Conditional note 9)
3. During phase 1 construction, a pedestrian signal will be provided at the greenway and multiuse connection across South Trade. (Conditional note 18)
4. The Talbot Court connection alternative is now show on the map with a commitment to construct prior to the issuance of the first C/O at Plantation Village. (Conditional note 34)
5. As a result of the Fullwood driveway shift, the location of the healthcare building has been shifted to accommodate the new location of the drive.
6. The entrance drive along South Trade Street has been reduced from two lanes to one.
7. Changes were made to the flexible design options on page ZP-03A. A maison court building is shown as an option adjacent to the main entrance on South Trade as well as another maison court at South Trade and Fullwood.

Recommended Motion

Approve Application 589 - Village at Plantation Estates, as revised

2012-589
11/2/2012



VICINITY MAP
NOT TO SCALE

Development Standards:

- The development of the site will be controlled by the standards depicted on this site plan and by the Matthews Zoning Code to accommodate a Continuing Care Retirement Community in this R-1 (CD). The development will have independent living units, healthcare beds and their related accessory uses. No other uses that might be allowed in the R-1 district are proposed to be located on the project site. The density on the site will not exceed 10 dwelling units per acre. The site will include a variety of dwelling styles and sizes and may include small service uses as allowed by the provisions of Section 153.195 (A) (6) for the sole use and convenience of the residents, their guests, vendors and the staff.
- The development depicted on this site plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed herein and by the Matthews Zoning Code during the design development and construction phases. Minor adjustments and amendments to the site plan may be considered so long as the Matthews Zoning Code, the overall concept for the site, and the conditions of the site plan are preserved. Additional changes and modifications of the site plan may be proposed that are in conformance with the provisions of Section 153.201(E) of the Matthews Zoning Code.
- At no time will the total number of independent living units on the site exceed 300. The petitioner reserves the right to modify the number of each individual unit type based on market conditions. Additionally, at no time will the total number of assisted living beds and/or skilled nursing beds exceed 140. The site may also include a resident clubhouse with offices, wellness center, and bistro. It may also contain a maintenance building, gatehouse and other site amenities. For each building type listed below, the established limits will not be exceeded. The Petitioner will limit the height of any buildings located within 100'-0" of the Freemont Street property line between South Trade Street and Fullwood Lane to two-stories (35'-0") above grade.
- The maximum square footage of each single family home (simplex) will not exceed 3,000 square feet, exclusive of the garage; two-family home (duplex) will not exceed 6,000 square feet, exclusive of the garage; and three-family home (triplex) will not exceed 9,000 square feet, exclusive of the garage. The maximum combined square footage of these homes will not exceed 300,000 square feet. These homes will have up to four bedrooms and each individual unit will have a one or two car garage. The maximum number of each home type is 70 simplex buildings or 70 living units, 50 duplex buildings or 100 living units, and 30 triplex buildings or 90 living units. These homes will be up to one and a half stories high and will not exceed 35 feet, as measured per the Matthews Zoning Code.
- The maximum square footage of each apartment building will not exceed 60,000 square feet, exclusive of the garage. The maximum combined square footage of these apartment buildings will not exceed 825,000 square feet. These apartments will have up to three bedrooms on up to three levels of residential floors and may include under-building/ground garages. These apartment buildings will be up to four stories in height and include up to 24 living units per building. These apartment buildings will not exceed 270 total living units. The maximum height of the apartment buildings will not exceed 60 feet, as measured per the Matthews Zoning Code.
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- Brick or stone will be used on a minimum of 50% of the combined total area of building elevations throughout the development to achieve architectural building variety, upon final phase build-out, regardless of whether a building fronts upon either an exterior public street or internal private street. Each elevation may incorporate additional masonry materials such as decorative block, cement-plank siding and exterior insulation finish system or stucco. These requirements shall apply to the simplex, duplex, triplex, maison-court and clubhouse buildings and their garages. Other materials used on the site may include, but are not limited to, fiberglass shingles on sloped roofs, metal on mansard and pitched roofs, and single ply membranes on flat roofs. Additional architectural variety will be achieved on the site through multiple façade designs for adjacent buildings with the same floor plan.
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- The Petitioner shall work with Matthews United Methodist Church and the Town of Matthews to relocate Country Place Drive through the Church's property to align with the main entrance into the site. The Petitioner will bear all reasonable cost of the signal either the construction of these improvements as well as the reasonable cost of a traffic signal either when warranted or approved by the appropriate governing body having jurisdiction over the road. These improvements will be installed as a part of Phase I, except for the traffic signal installation, which may come at a later date when approval is obtained.
- The Petitioner reserves the right to sell or develop the remainder of the property known as Tax Parcel # 22715201 located across Fullwood Lane that is not used for the road connection to Hampton Green. This property is not to be re-zoned herewith and shall remain as current zoning classification R-15.

- Parking will be provided in accordance with the Matthews Zoning Code Section 153.117 Schedule of Off-Street Parking. Parking will be provided in garages associated with each simplex/duplex/triplex home. Parking for apartment buildings will be provided in under-building/ground garages where subsurface conditions allow, surface lots and on-street parking areas. The Petitioner reserves the right to also provide on-street pull-in and parallel parking spaces on the internal private streets in addition to the parking spaces shown on the site plan. The Parking Plan required by Section 153.123 of the Matthews Zoning Code will be submitted as a separate document from this Rezoning Petition with each site phase.
- Signage will be permitted in accordance with the Matthews Zoning Code Section 153.150. Detached signage will be limited to ground mounted monument signs that will identify the development at each public street vehicular access road limited to 40 square feet in area for each sign. It is the intent of the petitioner to locate signage at/near the main entrance on South Trade Street and at/near the entrance at Fullwood Lane as permitted by the Schedule of Sign Regulations. The materials of these signs will be compatible with the materials used to construct the buildings on the site. The Internal directional signage may also be utilized on either a temporary or permanent basis. The Master Sign Plan required by Section 153.149 of the Matthews Zoning Code will be submitted as a separate document from this Rezoning Petition.
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- The site will be designed and constructed to comply with the Town of Matthews Fire Department Standards. Fire Hydrant locations will be provided in compliance with the NC State Fire Code. All stream crossings and emergency service roads or pathways will be built to withstand loads of 80,000 pounds and an 8 foot wheel base.
- The apartment buildings and garages will be equipped with fire alarm systems and automatic sprinkler systems as required by the NC State Building Code.
- The Petitioner will install a 10 foot wide multi-use path with pedestrian lighting on the edge of the property along South Trade Street in Phase I of the site development with a pedestrian signal where the greenway crosses South Trade Street. A 10 foot wide multi-use path with pedestrian lighting will also be installed on the edge of the property along Fullwood Lane in Phase III of the site development. The exact locations of the multi-use paths will be determined during the development review and approval process. The Petitioner will provide a greenway access and use easement on its property for any portion of the multi-use paths indicated on the site plan that is outside of the public street right-of-way. The Petitioner reserves the right to provide payment in lieu of the construction of the multi-use paths due to the future construction of the proposed roadway projects along South Trade Street and Fullwood Lane. The Petitioner will install an internal sidewalk system that will connect the housing units on the site with the multi-use paths and sidewalks on the adjacent public streets.
- The Petitioner will dedicate up to an additional 15 feet of right-of-way along Fullwood Lane and South Trade Street, measured from existing street right-of-way lines, within 400 feet of the intersection of Fullwood Lane and South Trade Street, as required to accommodate future Town of Matthews road projects in the vicinity of the site. The Petitioner reserves the right to provide payment in lieu of the construction of the curb and gutter and sidewalks due to the future construction of the proposed roadway projects along South Trade Street and Fullwood Lane. Any public pathways and sidewalks located around the perimeter of the site shall be located within a pedestrian access easement in any areas where said pathways leave the public right of way.
- The Petitioner will install 30 foot wide streetscape landscape areas along Fullwood Lane and South Trade Streets, as generally indicated on the site plan and measured from the street right of ways. No buildings or parking will be placed within these landscape areas. Existing trees and shrubs preserved within these areas may be used to meet the landscape requirements of the Ordinance. Additionally, new trees and shrubs may be added to these landscape areas as required to meet Zoning Ordinance requirements. Landscaped berms, sidewalks, and/or greenway trails may be installed within these landscape areas. The Petitioner reserves the right to selectively clear underbrush, invasive weeds, and poison ivy within the 30 foot landscaped areas in accordance with the Ordinance.
- The Petitioner will install 30 foot wide perimeter landscape areas along the project perimeter adjacent to existing residential development, as generally indicated on the site plan. No buildings, parking, or detention ponds will be placed within these landscape areas. Existing trees and shrubs will be preserved within these perimeter areas whenever practical. Additionally, new trees and shrubs may be added to these landscape areas to meet Town of Matthews Zoning Ordinance requirements. The Petitioner reserves the right to selectively clear underbrush, invasive weeds, and poison ivy within the 30 foot landscape areas in accordance with the Ordinance.
- The Petitioner may install fencing and/or screen walls along the perimeter of the site, provided that fencing or screen walls shall be no closer than 15 feet to any exterior property line. Entry signage and associated decorative walls may be closer to street right of ways, subject to Ordinance requirements. Finish materials of the fences or walls may include brick, stone, EIFS or comparable, decorative metal, aluminum, manufactured wood and wood. The finished side of fencing/screen walls shall face outward from the property.
- Approximate tree save areas are shown on the Tree Protection Plan. The Petitioner may supplement the existing trees per Ordinance guidelines. The Petitioner also reserves the right to provide tree planting mitigation (replanting) in accordance with the Town of Matthews Ordinance guidelines.
- The minimum unobstructed open space for the site is 50% in conformance with Section 153.195 of the Matthews Zoning Code at Table 1 for Continuing Care Retirement Communities.
- All outdoor lighting shall comply with the Matthews Zoning Code. No open lens lighting will be installed, but architectural lighting on building facades and landscape areas will be permitted.
- The Petitioner reserves the right to demolish the existing brick wall along South Trade Street to install road improvements, greenway trails/sidewalks, and/or landscape improvements. The existing concrete monument will be donated to the Town of Matthews for reuse at an off-site location.

- There is an existing pond on the site. The Petitioner may, during the construction of the site, drain, clean and redesign this pond to better accommodate storm water and develop a more attractive open space and open space amenity. As a result, the final location and dimensions of the pond may be modified during construction.
- Project wide water quality features, including storm water detention facilities, will be designed to meet the applicable standards of the Town of Matthews, including the Phase 2 controls (post-construction) standards.
- SWIM buffers will be provided in accordance with the Mecklenburg County Ordinance requirements.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners", shall, with respect to the Site, be deemed to include the heirs, devisees, agents, personal representatives, successors in interested and assignees of the owner or owners of the Site who may be involved in its development from time to time.
- The Petitioner will install a 5 foot wide sidewalk along South Trade Street in front of the two existing adjacent house lots from the ACTS property line on the North side toward Main Street.
- The Petitioner will install a traffic signal at the Fullwood Lane driveway entrance as part of Phase III or at the time that the Fullwood Lane driveway is constructed.
- The Petitioner will pay property taxes in a manner similar to the taxes paid by Plantation Estates to the Town of Matthews and the County of Mecklenburg even though the Village at Plantation Estates is a not-for-profit 501(c)(3) entity and even if the Continuing Care Retirement Community might otherwise be fully or partially exempted from the payment of any such taxes. As such, the Petitioner reserves all rights and privileges accorded to any other property tax payer. This may be accomplished through use of a Payment in Lieu of Taxes program or such other method as mutually agreed upon.
- To enhance traffic flow in the area, the Petitioner commits to working with the Town of Matthews and the Residents of Hampton Green to provide the Hampton Green Neighborhood with a road connection to Fullwood Lane from Whitefriars Lane. The Petitioner will bear the reasonable cost of the property acquisition and the construction of this off-site Community benefit. This benefit will be installed prior to the issuance of the first Certificate of Occupancy for the Village at Plantation Estates and shall be coordinated with the South Trade Street and Fullwood Lane Intersection Road Project.
- The Petitioner will bury the existing overhead utilities (or abandon where appropriate) that are located along the South Trade Street frontage of the Site Plan parcel.
- The Petitioner will provide and maintain a primary construction traffic site access on Fullwood Lane in order to minimize construction traffic on South Trade Street, however some construction traffic must access the site from South Trade Street in order to build and complete that portion of the project.

COMBINED MAXIMUM UNIT COUNT & MINIMUM PARKING SPACE TABLE:

Matthews Zoning Code Section 153.117 Schedule of Off-Street Parking requires 1.1 parking spaces per each Independent Living Unit and 1 space for every 4 patient beds (.25) in the Healthcare Nursing Home or Home for the Aged, plus 1 space for every 2 staff on the shift of greatest staff employment. "Total Parking Provided" will include +15% of "Total Required Parking" for the Visitors in each phase:

	Max. Units /	Min. Parking
Total Independent Living Units (Simplex/Duplex/Triplex/Apartment):	300	330
Total Healthcare Building Beds (Assisted Living/Skilled Nursing):	140	35
Total Combined Independent + Healthcare Units / Staff (50) Parking:	440	25
Total Parking Required: Independent Living + Healthcare + Staff:		390
Total Proposed Village at Plantation Estates Visitor Parking (15%):		60
Total Parking Provided: Independent + Healthcare + Staff + Visitors:		450

SITE DATA

TAX PARCELS:	22715125, 22715124, 22715122, 22715113 22715112, 22715121, 22715114, 22715123
SITE AREA:	APPROXIMATELY 44.88 ACRES (GROSS)
EXISTING ZONING:	R4 (CD)
PROPOSED ZONING:	R4 (CD)

SHEET SCHEDULE

ZP-00	COVER SHEET
ZP-01	EXISTING CONDITIONS PLAN
ZP-02	GRAPHIC SITE PLAN
ZP-03	SITE LAYOUT PLAN
ZP-03A	ALTERNATE SITE LAYOUT PLAN
ZP-04	PHASING PLAN
ZP-05	TREE SAVE PLAN
ZP-06	GREENWAY TRAIL DETAILS
ZP-07	DETAILS
ZP-08	BUILDING ELEVATIONS
ZP-09	BUILDING ELEVATIONS
ZP-10	FULLWOOD LANE & S. TRADE STREET ROAD IMPROVEMENTS
ZP-11	DECORATIVE WALL & SIGN DETAILS

REVISIONS:

No.	Date	By	
1	8/3/12	SMW	REVISIONS PER TOWN COMMENTS
2	11/02/12	AMC	REVISIONS PER TOWN & OWNER COMMENTS



Landworks
Design Group, P.A.
7621 Little Ave., Suite 111
Charlotte, NC 28226
704-841-1604 fax: 704-841-1604



FreemanWhite



THE VILLAGE AT
PLANTATION ESTATES
MATTHEWS, NC
REZONING APPLICATION #589

COVER SHEET

Project Manager: MDL

Drawn By: MDL, TMM

Checked By:

Date: 5/31/12

Project Number: 11015

Sheet Number:

ZP-00

CURRENT

2012-589
11/2/2012



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7621 Little Ave., Suite 111
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THE VILLAGE AT
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REZONING APPLICATION #589

GRAPHIC
SITE PLAN

Project Manager: MDL

Drawn By: MDL, TMM

Checked By:

Date: 05/31/12

Project Number: 11015

Sheet Number:

ZP-02



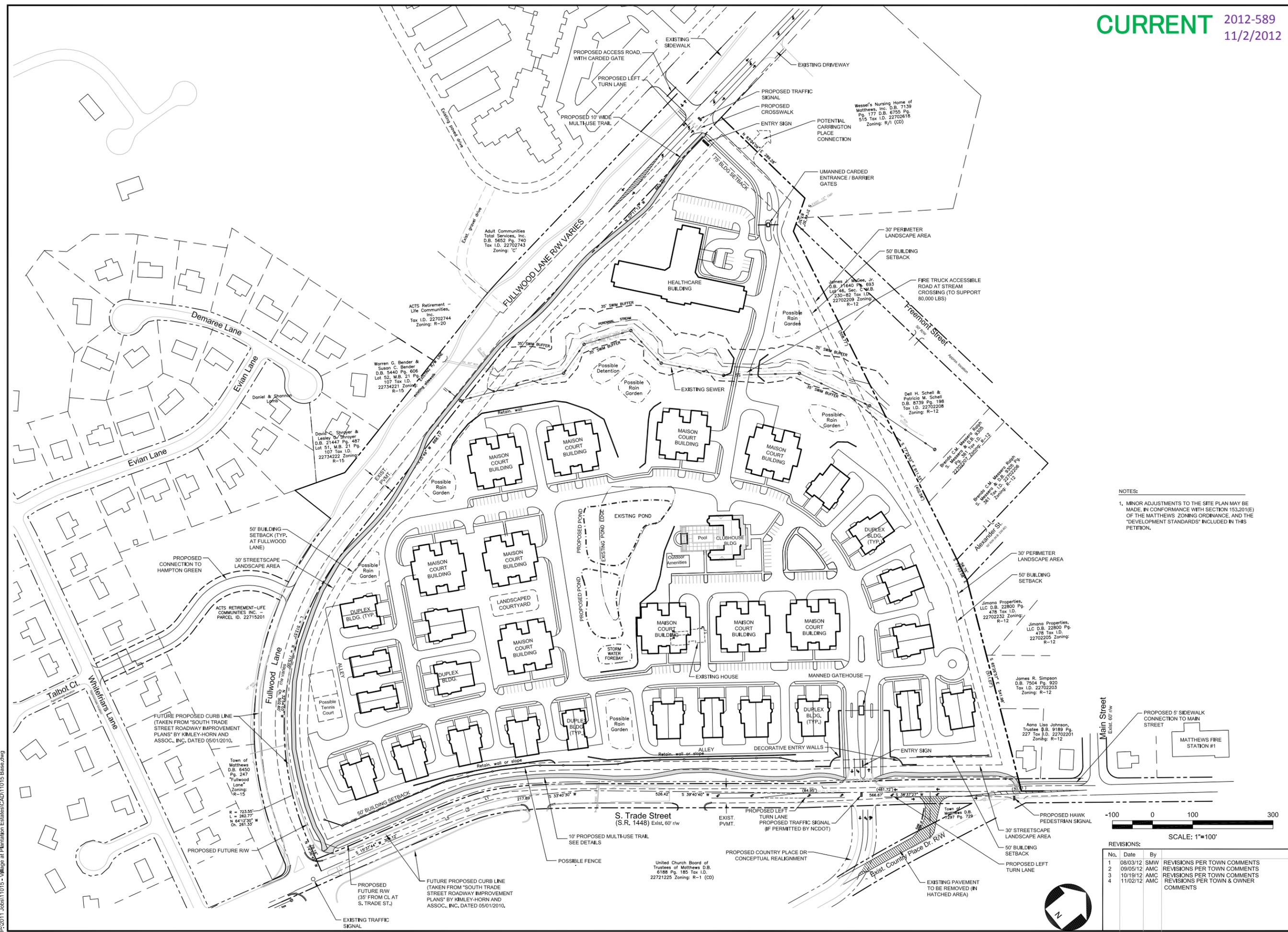
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REVISIONS:

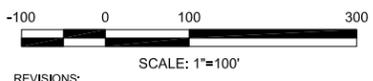
No.	Date	By
1	11/02/12	AMC

REVISIONS PER TOWN & OWNER COMMENTS

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NOTES:
1. MINOR ADJUSTMENTS TO THE SITE PLAN MAY BE MADE IN CONFORMANCE WITH SECTION 153.20(1E) OF THE MATTHEWS ZONING ORDINANCE, AND THE "DEVELOPMENT STANDARDS" INCLUDED IN THIS PETITION.



No.	Date	By	Comments
1	08/03/12	SMW	REVISIONS PER TOWN COMMENTS
2	09/05/12	AMC	REVISIONS PER TOWN COMMENTS
3	10/19/12	AMC	REVISIONS PER TOWN COMMENTS
4	11/02/12	AMC	REVISIONS PER TOWN & OWNER COMMENTS

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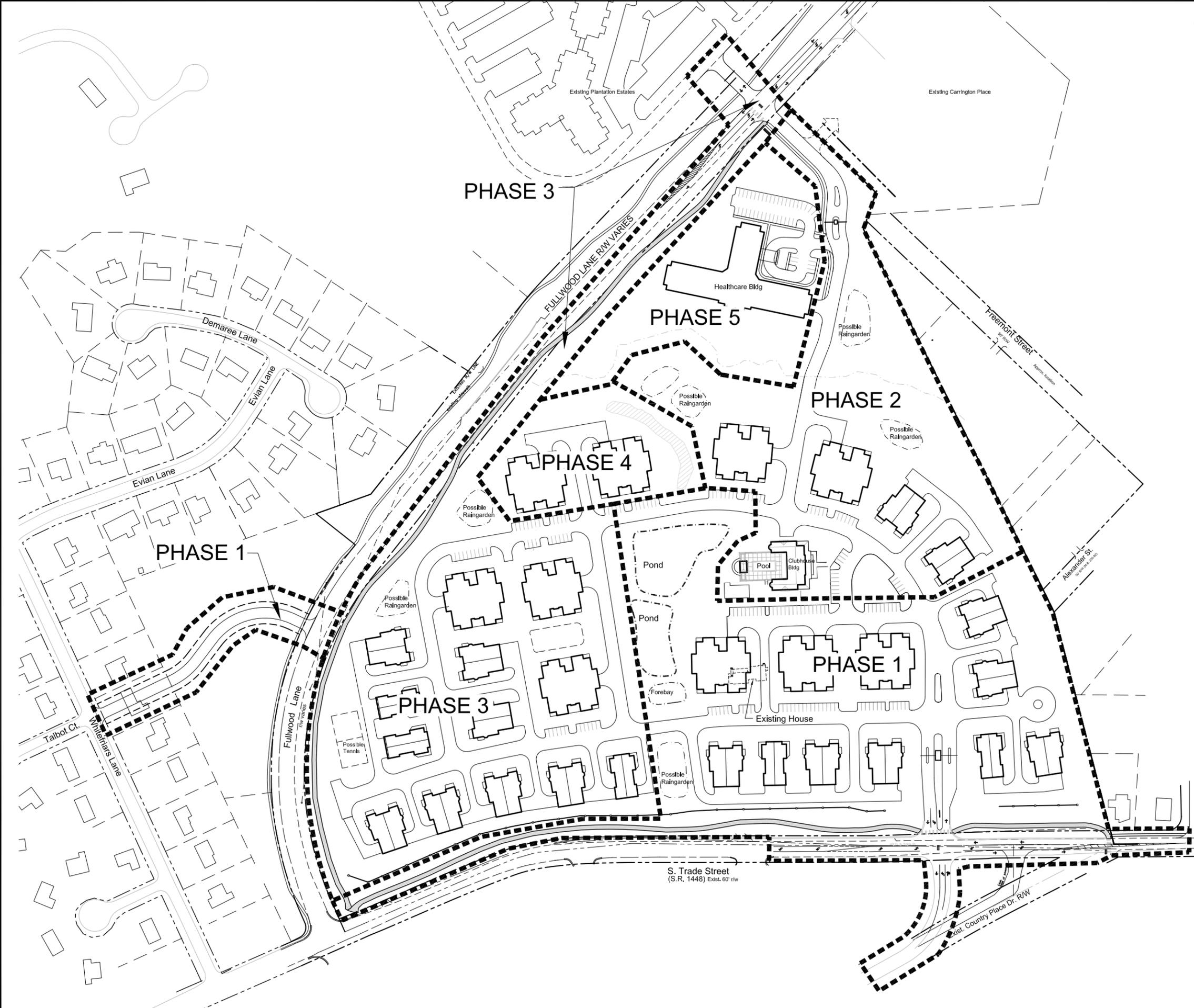


**THE VILLAGE AT
PLANTATION ESTATES**
MATTHEWS, NC
REZONING APPLICATION #589

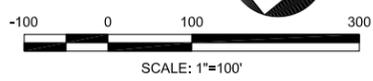
**PHASING
PLAN**

Project Manager: MDL
Drawn By: MDL, TMM
Checked By:
Date: 5/31/12
Project Number: 11015

Sheet Number:
ZP-04



NOTES:
1. THE PHASING SHOWN ON THIS PLAN IS CONCEPTUAL, AND IS SUBJECT TO MODIFICATION BASED ON MARKET CONDITIONS, THE "DEVELOPMENT STANDARDS", AND OTHER SITE CONDITIONS.

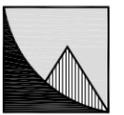


REVISIONS:

No.	Date	By	REVISIONS PER TOWN COMMENTS
1	08/03/12	SMW	REVISIONS PER TOWN COMMENTS
2	09/05/12	AMC	REVISIONS PER TOWN COMMENTS
3	11/02/12	AMC	REVISIONS PER TOWN & OWNER COMMENTS

CURRENT

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11/2/2012



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Design Group, P.A.
7521 Little Ave., Suite 111
Charlotte, NC 28226
704-841-1604 fax: 704-841-1604



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THE VILLAGE AT
PLANTATION ESTATES
MATTHEWS, NC
REZONING APPLICATION #589

TREE SAVE
PLAN

Project Manager: MDL

Drawn By: MDL/TMM

Checked By:

Date: 5/31/12

Project Number: 11015

Sheet Number:

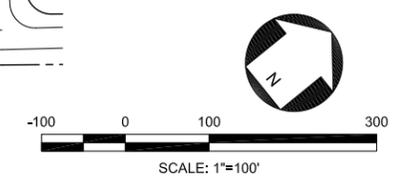
ZP-05



Notes:
1. Tree protection/mitigation zones shown on this plan are conceptual, and are subject to adjustment during the construction document phase, as required to meet zoning ordinance requirements.

LEGEND

	existing deciduous tree
	existing coniferous tree
	tree protection zone
	tree save/mitigation zone



REVISIONS:

No.	Date	By	Comments
1	11/02/12	AMC	REVISIONS PER TOWN & OWNER COMMENTS

P:\2011 Jobs\11015 - Village at Plantation Estates\CAD\11015 Base.dwg



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7621 Little Ave., Suite 111
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**THE VILLAGE AT
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MATTHEWS, NC
REZONING APPLICATION #589

**GREENWAY
TRAIL
DETAILS**

Project Manager: MDL

Drawn By: MDL, TMM

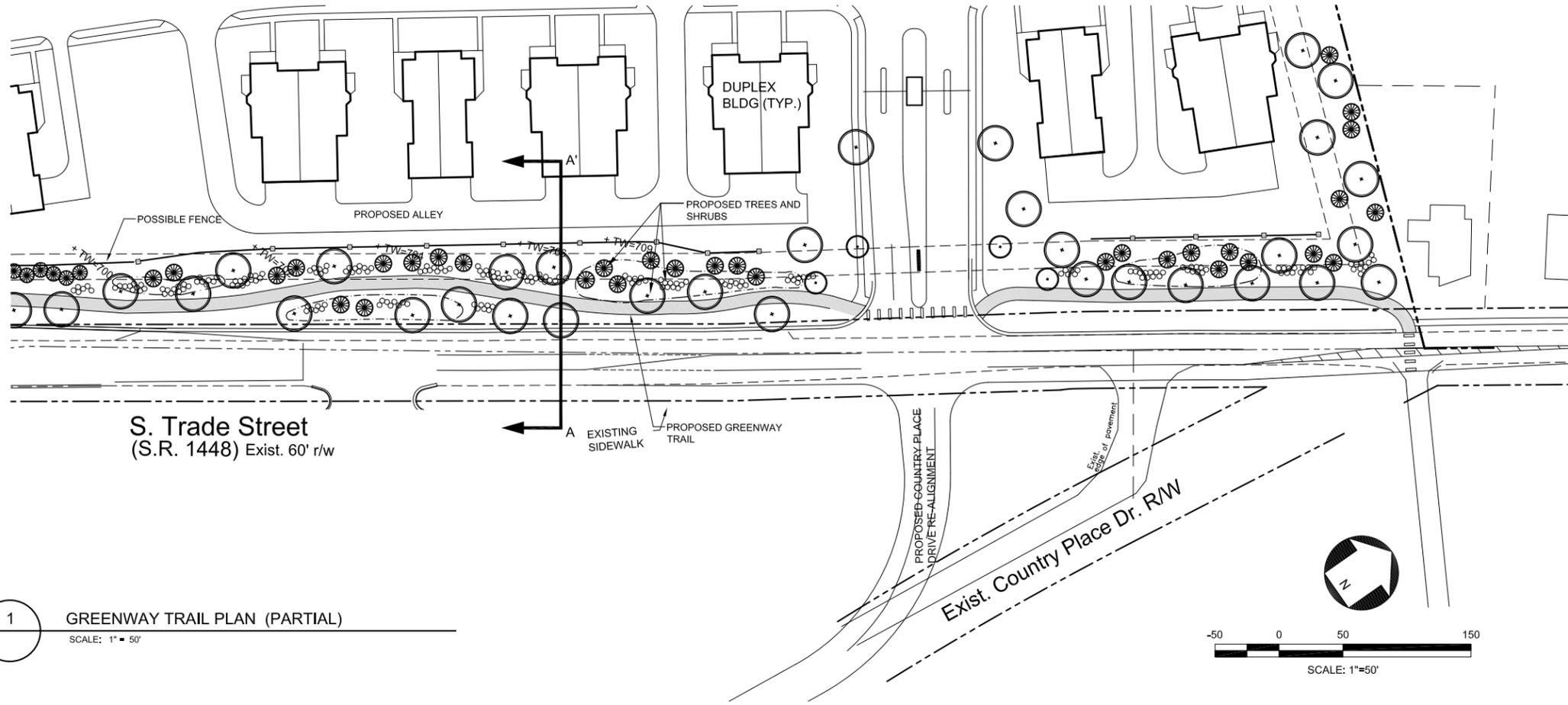
Checked By:

Date: 5/31/12

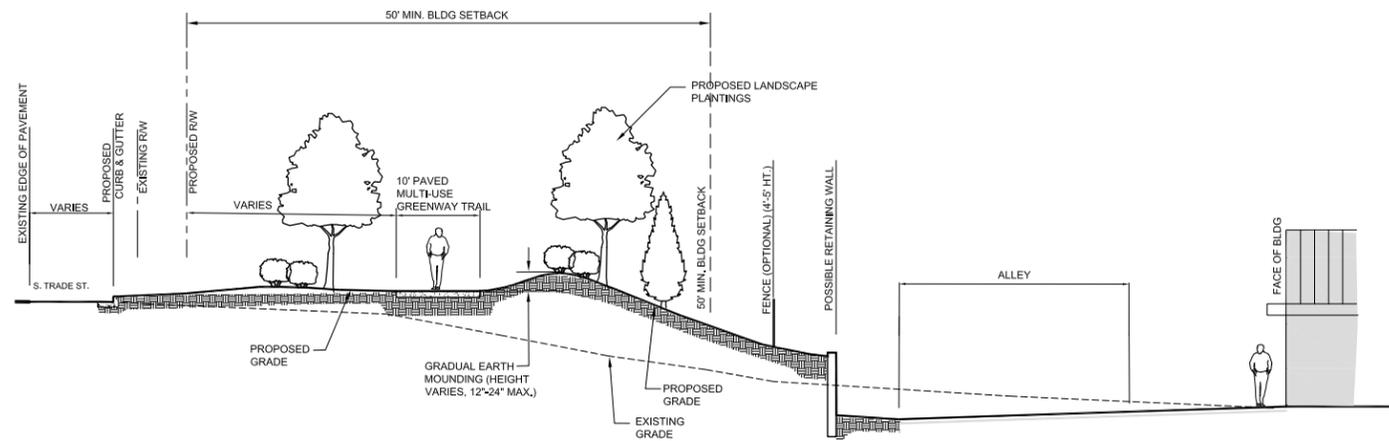
Project Number: 11015

Sheet Number:

ZP-06



1 GREENWAY TRAIL PLAN (PARTIAL)
SCALE: 1" = 50'



2 SECTION A - A' AT S. TRADE STREET
SCALE: 1/8" = 1'-0'

REVISIONS:

No.	Date	By	Description
1	8/3/12	SMW	MOVED ALL OF GREENWAY TRAIL TO NORTH SIDE OF TRADE ST.



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Charlotte, NC 28226
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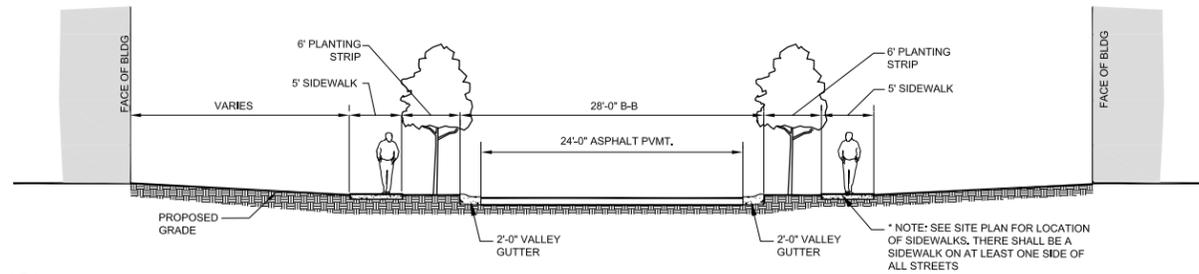
**THE VILLAGE AT
PLANTATION ESTATES**
MATTHEWS, NC
REZONING APPLICATION #589

DETAILS

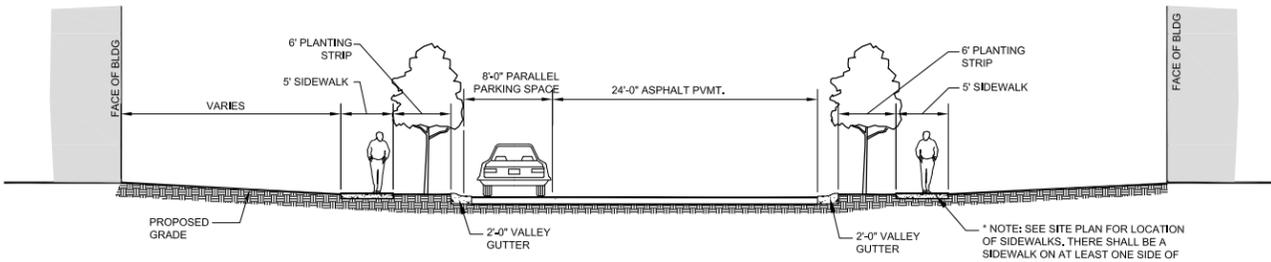
Project Manager: MDL
Drawn By: AMC
Checked By: TMM
Date: 5/31/12
Project Number: 11015

Sheet Number:

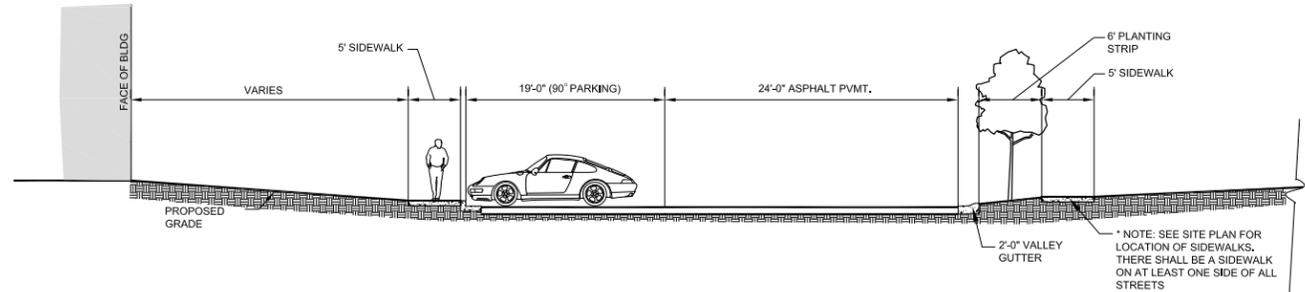
ZP-07



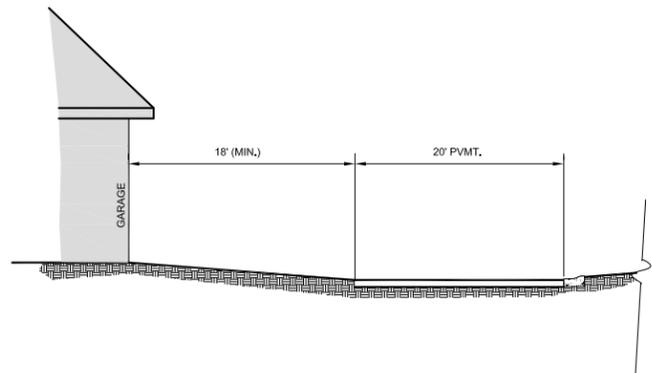
1 TYPICAL INTERNAL STREET TYPE 'A' (PRIVATE)
SCALE: 1/8" = 1'-0"



2 TYPICAL INTERNAL STREET TYPE 'A' WITH PARALLEL PARKING
SCALE: 1/8" = 1'-0"



3 TYPICAL INTERNAL STREET TYPE 'A' WITH ANGLED PARKING (PRIVATE)
SCALE: 1/8" = 1'-0"



4 TYPICAL ALLEY (SERVING 5 OR MORE DUPLEX UNITS)
SCALE: 1/8" = 1'-0"

P:\2011 Jobs\11015 - Village at Plantation Estates\CAD\11015 Base1.dwg

REVISIONS:		
No.	Date	By



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**THE VILLAGE AT
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MATTHEWS, NC
REZONING PETITION # _____

**BUILDING
ELEVATIONS**

Project Manager: spc

Drawn By: spc

Checked By: spc

Date: 5/31/12

Project Number: 11015

Sheet Number:

ZP-08



1850 DUPLEX (STREET ELEVATION)
SCALE: 1/8" = 1'-0"



1850 DUPLEX (REAR ELEVATION) - SIDE ENTRY GARAGE OPTION
SCALE: 1/8" = 1'-0"



1850 DUPLEX (REAR ELEVATION) - FRONT ENTRY GARAGE OPTION
SCALE: 1/8" = 1'-0"



2050 DUPLEX (STREET ELEVATION)
SCALE: 1/8" = 1'-0"



2050 DUPLEX (REAR ELEVATION) - SIDE ENTRY GARAGE OPTION
SCALE: 1/8" = 1'-0"



2050 DUPLEX (REAR ELEVATION) - FRONT ENTRY GARAGE OPTION
SCALE: 1/8" = 1'-0"



CLUBHOUSE (POND SIDE ELEVATION)
SCALE: 1/8" = 1'-0"



CLUBHOUSE (STREET ELEVATION)
SCALE: 1/8" = 1'-0"

DRAWINGS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE

REVISIONS:

No.	Date	By



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THE VILLAGE AT
PLANTATION ESTATES
MATTHEWS, NC
REZONING PETITION # _____

BUILDING
ELEVATIONS

Project Manager: spc

Drawn By: spc

Checked By: spc

Date: 5/31/12

Project Number: 11015

Sheet Number:

ZP-09



MAISON COURT APARTMENT BUILDING (REAR ELEVATION)
SCALE: 1/8" = 1'-0"



MAISON COURT APARTMENT BUILDING (STREET ELEVATION)
SCALE: 1/8" = 1'-0"



HEALTHCARE BUILDING (FRONT ELEVATION)
SCALE: 3/32" = 1'-0"

No.	Date	By

DRAWINGS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE



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Design Group, P.A.
P.O. Box 78060
Charlotte, NC 28271
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THE VILLAGE AT
PLANTATION ESTATES
MATTHEWS, NC
REZONING PETITION # 589

DECORATIVE
WALL AND
SIGN
DETAILS

Project Manager: spc

Drawn By: spc

Checked By: spc

Date: 8/3/12

Project Number: 11015

Sheet Number:

ZP-11

REVISIONS:

No.	Date	By
#1	8/3/12	SHEET ADDED



DRAWINGS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE