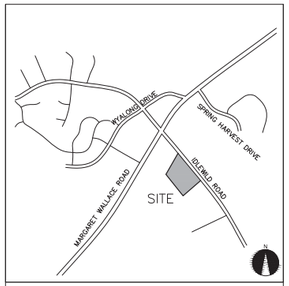
SUPERCEDED 2020-717 7/28/2020



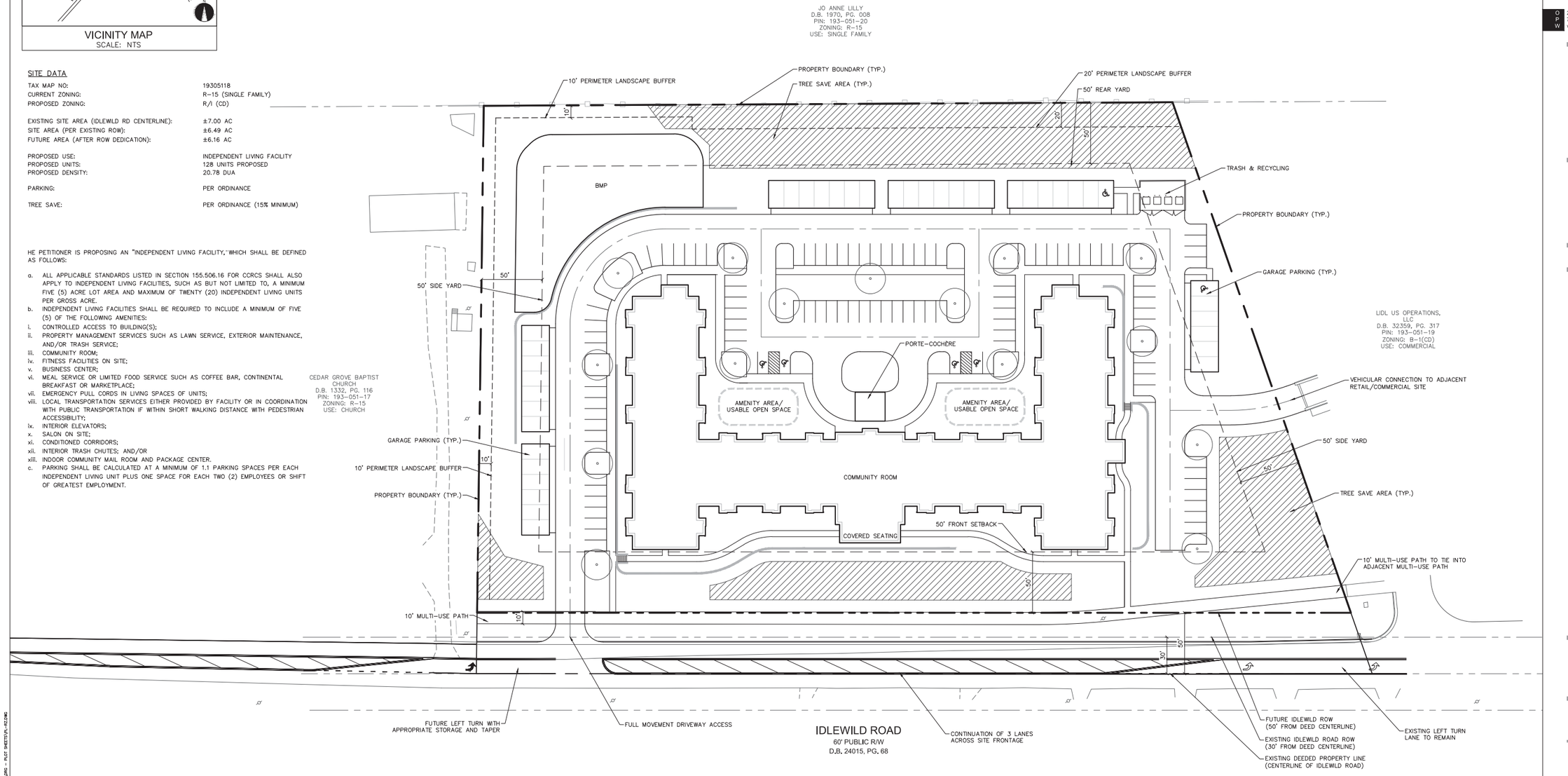
VICINITY MAP
SCALE: NTS

SITE DATA

TAX MAP NO:	19305118
CURRENT ZONING:	R-15 (SINGLE FAMILY)
PROPOSED ZONING:	R/I (CD)
EXISTING SITE AREA (IDLEWILD RD CENTERLINE):	±7.00 AC
SITE AREA (PER EXISTING ROW):	±6.49 AC
FUTURE AREA (AFTER ROW DEDICATION):	±6.16 AC
PROPOSED USE:	INDEPENDENT LIVING FACILITY
PROPOSED UNITS:	128 UNITS PROPOSED
PROPOSED DENSITY:	20.78 DUA
PARKING:	PER ORDINANCE
TREE SAVE:	PER ORDINANCE (15% MINIMUM)

HE PETITIONER IS PROPOSING AN "INDEPENDENT LIVING FACILITY," WHICH SHALL BE DEFINED AS FOLLOWS:

a. ALL APPLICABLE STANDARDS LISTED IN SECTION 155.506.16 FOR CCRCS SHALL ALSO APPLY TO INDEPENDENT LIVING FACILITIES, SUCH AS BUT NOT LIMITED TO, A MINIMUM FIVE (5) ACRE LOT AREA AND MAXIMUM OF TWENTY (20) INDEPENDENT LIVING UNITS PER GROSS ACRE.
b. INDEPENDENT LIVING FACILITIES SHALL BE REQUIRED TO INCLUDE A MINIMUM OF FIVE (5) OF THE FOLLOWING AMENITIES:
i. CONTROLLED ACCESS TO BUILDING(S);
ii. PROPERTY MANAGEMENT SERVICES SUCH AS LAWN SERVICE, EXTERIOR MAINTENANCE, AND/OR TRASH SERVICE;
iii. COMMUNITY ROOM;
iv. FITNESS FACILITIES ON SITE;
v. BUSINESS CENTER;
vi. MEAL SERVICE OR LIMITED FOOD SERVICE SUCH AS COFFEE BAR, CONTINENTAL BREAKFAST OR MARKETPLACE;
vii. EMERGENCY PULL CORDS IN LIVING SPACES OF UNITS;
viii. LOCAL TRANSPORTATION SERVICES EITHER PROVIDED BY FACILITY OR IN COORDINATION WITH PUBLIC TRANSPORTATION IF WITHIN SHORT WALKING DISTANCE WITH PEDESTRIAN ACCESSIBILITY;
ix. INTERIOR ELEVATORS;
x. SALON ON SITE;
xi. CONDITIONED CORRIDORS;
xii. INTERIOR TRASH CHUTES; AND/OR
xiii. INDOOR COMMUNITY MAIL ROOM AND PACKAGE CENTER.
c. PARKING SHALL BE CALCULATED AT A MINIMUM OF 1.1 PARKING SPACES PER EACH INDEPENDENT LIVING UNIT PLUS ONE SPACE FOR EACH TWO (2) EMPLOYEES OR SHIFT OF GREATEST EMPLOYMENT.



DESIGN RESOURCE GROUP
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REZONING PETITION

FOR PUBLIC HEARING

2020-XXX

REZONING DOCUMENT

MATTHEWS SENIORS

MATTHEWS, NORTH CAROLINA

BUVERMO INVESTMENTS, INC.
7315 WISCONSIN AVENUE
SUITE 925W
BETHESDA, MARYLAND 20814

SCHEMATIC SITE PLAN

20 0 20 40
SCALE: 1" = 40'

PROJECT #:	887-002
DRAWN BY:	JO
CHECKED BY:	NB

JULY 28, 2020

REVISIONS:

RZ1.0

G:\DESPROJ\887-002 - BUVERMO - MATTHEWS SENIORS\DWG\PDRG - PLOT SHEETS\PA-REZONG

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