

SITE DATA

TAX MAP NO: 19305118
 CURRENT ZONING: R-15 (SINGLE FAMILY)
 PROPOSED ZONING: R/1 (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: 129 UNITS PROPOSED (PRIOR TO ROW DEDICATION)
 PROPOSED DENSITY: 19.72 DUA (PRIOR TO ROW DEDICATION)

PROPOSED BUILDING HEIGHT: 57'

PARKING REQUIRED: 1.1 SPACES PER UNIT = 141 SPACES
 1 SPACE PER EACH (2) EMPLOYEES = 3 SPACES (6 EMPLOYEES)
 = 144 TOTAL SPACES

PARKING PROVIDED: 144 SPACES

TREE CANOPY REQUIRED: 15% MINIMUM
 7.00 AC (SITE AREA) - 0.84 AC (ROW DEDICATION) - 0.61 AC (STORM EASEMENT/BMP)
 = 5.55 AC X .15 = 0.83 AC

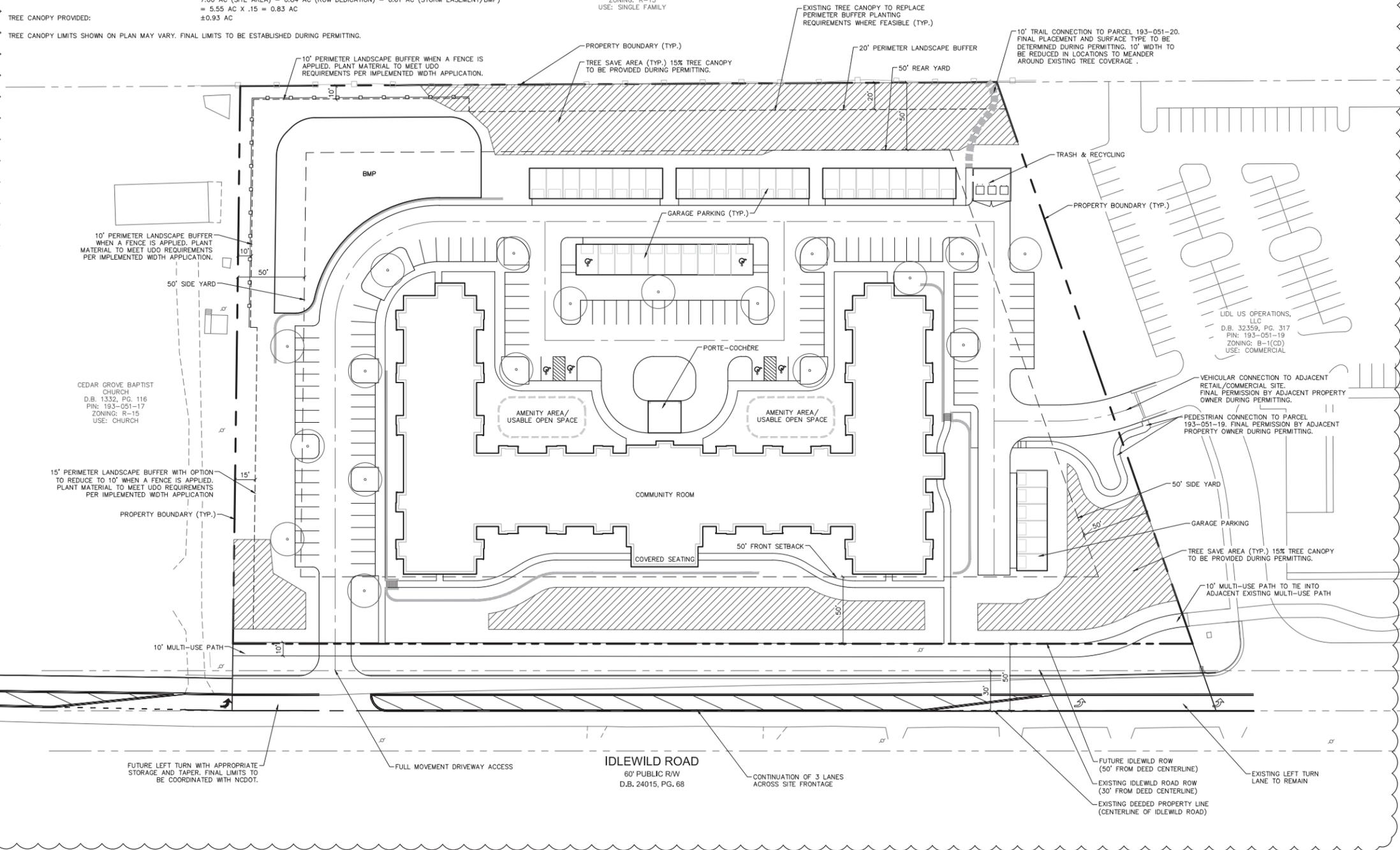
TREE CANOPY PROVIDED: ±0.93 AC

TREE CANOPY LIMITS SHOWN ON PLAN MAY VARY. FINAL LIMITS TO BE ESTABLISHED DURING PERMITTING.

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

- a. ALL APPLICABLE STANDARDS LISTED IN SECTION 155.506.16 FOR CORCS 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.

G:\SHP\19305118-202 - RZ10 - MATTHEWS SENIORS\DWG - PLAT SHEETS\PLAT - RZ10



CURRENT 2020-717
9/25/2020

JO ANNE LILLY
 D.B. 1970, PG. 008
 PIN: 193-051-20
 ZONING: R-15
 USE: SINGLE FAMILY



LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 TRANSPORTATION PLANNING

2459 Wilkinson Blvd. Ste 200 Charlotte, NC 28208
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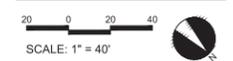


REZONING PETITION
 FOR PUBLIC HEARING
 2020-717
 REZONING DOCUMENT

MATTHEWS SENIORS
 MATTHEWS, NORTH CAROLINA

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

SCHEMATIC
 SITE PLAN



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

JULY 28, 2020

REVISIONS:
 1. 9.21.20 - PER TOWN COMMENTS