

Agenda Item: Plantation Estates Building Elevations and Amenities

TO: Mayor and Board of Commissioners
FROM: Mary Jo Gollnitz, Senior Planner
DATE: November 1, 2019

Background/Issue:

At the July 14, 2014 Town Board meeting, rezoning and build-out plans for Plantation Estates application 2013-608 was approved. As part of the development plans, Note 3.1 states: *"Future Development Areas shown on the Site Plan will be subject to Town Board approval."*

Bluewater Design-Build, LLC is requesting elevation approval for a proposed rest room/storage building within one of the "future development areas" shown on the approved rezoning plans.

- Building will be located in the northwest corner of the development closest to Eden Hall and Fullwood Lane.
- Rest room/storage facility will be approximately 1,000 square feet one story building.
- The building will accommodate residents while they are at the proposed adjacent tennis and pickle ball courts.
- Parking for residents and Plantation Estates buses will also be installed.
- Per 2013-608 rezoning requirements, brick or stone will be used on a minimum of 50% of the combined total area of the building; general mass scale and configuration, and architectural character of the buildings will be maintained.
- All landscape buffers, building setbacks, and parking requirements in Matthews UDO will have to be met as part of the permitting process.

Proposal/Solution:

The proposed new building meets the requirements set out in the approved rezoning 2013-608.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Economic Development/Land Use Planning

Recommended Motion/Action:

Approve Plantation Estates rest room/storage building elevations based on submitted plans.

**STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Final Decisions on Zoning-Related Issues**

BUILDING ELEVATION AND AMENITIES Plantation Estates

Matthews Town Board adopts the checked statement below:

A) The requested zoning action, as most currently amended, is **approved**, and has been found to be **CONSISTENT** with the Matthews Land Use Plan (or other document(s)) as follows:

it supports the economic viability and available services for residents at Plantation Estates.

The site plan modifications, building square footage and architectural revisions are consistent with the general vision from the original rezoning plan approved in 2014.

OR

B) The requested zoning action, as most currently amended, is **not approved**, and has been found to be **INCONSISTENT** with the Matthews Land Use Plan (or other document(s)) as follows:

The changes to the site plan and building design adversely affect the overall design intent from the 2014 rezoning and are thus found to be inconsistent.

*(Statement must explain why the Board deems the action reasonable and in the public interest (more than one sentence).
Reasons given for a zoning request being "consistent" or "not consistent" are not subject to judicial review.)*

Date November 11, 2019



BLUEWATER
DESIGN - BUILD

October 10, 2019 R

PLANTATION ESTATES SITE - ADMINISTRATIVE AMENDMENT REQUEST

Project: Plantation Estates Property Rezoning Change
733 Plantation Estates Drive, Matthews, NC
BWDB Project No. – 001-03-010

Subject: Town of Matthews Rezoning Drawing Change Request
Matthews Rezoning Application # 2013-608

To: Mary Jo Gollnitz, CZO – Zoning Administrator
Jay, AICP – Planning Director

From: Bob Romano – BWDB Program Manager

Dear Mary Jo,

ACTS Retirement Life Communities and Bluewater Design-Build respectfully request that the Matthews Rezoning Application # 2013-608, approved on 7-3-2014, be allowed to change as follows: The attached RZ-1 & RZ-3 revised drawings show an amenity use in the “Future Development” area located at the Northeast corner of the CCRC with the addition of a Tennis Court, Resident and Bus Parking Lot, Rest Room and Storage Building and another Pickle Ball Court in this location. The exterior elevation of the Rest Room will consist of at least 50% brick that will blend with the existing Apartment Building Elevations. Other materials may consist of those listed on RZ-1 at Item # 5.4 of the “Architectural Standards”. Site Lighting will comply with Matthews’ Ordinance.

Thank you for accepting this letter and attached drawings for this Administrative Change Request per UDO 155.401.5 at A.1. Please contact me at 704-685-1825, or B.Romano@BluewaterDB.com.

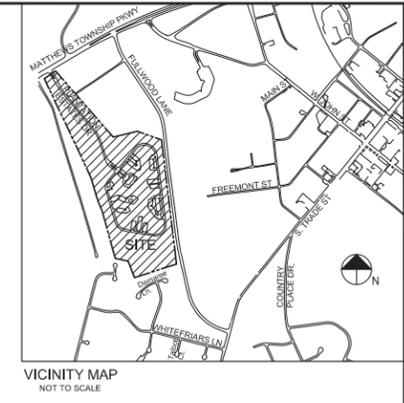
Respectfully Submitted,
Bluewater Design-Build, LLC

Bob Romano

Robert J. Romano, AIA, NCARB, A-DBIA, CCCA, EDAC, LEED AP
Program Manager

Cc: Steve Messer, ED – ACTS Plantation Estates CCRC
Patrick Picciocchi, AED – ACTS Plantation Estates CCRC
Dale Chesley- ACTS Director of Special Projects
Tom McCrory, ASLA – Landworks Design Group

REZONING SUBMITTAL PLANTATION ESTATES CONTINUING CARE RETIREMENT COMMUNITY MATTHEWS, NORTH CAROLINA



**PLANTATION ESTATES
CONTINUING CARE
RETIREMENT COMMUNITY
MATTHEWS, NC**
 REZONING APPLICATION #2013-608

**COVER
SHEET**



Description	By	Date
REVISIONS PER DATE COMMENTS	ALC	02/26/14
REVISIONS PER PUBLIC HEARINGS	MDL	07/09/14
MULTI-USE TRAIL REVISIONS	MDL	08/20/17
FOR CHANGE AT EXISTING COMMONS BUILDING	TMM	08/20/17
ADD BUS PARKING SPACES	LHC	10/21/19

Revision No.	Date	By
1	02/26/14	ALC
2	07/09/14	MDL
3	08/20/17	MDL
4	08/20/17	TMM
5	10/21/19	LHC

Project Manager: MDL
 Drawn By: LHC
 Checked By: TMM
 Date: 11/21/13
 Project Number: 16016.1
 Sheet Number:

RZ-1

Development Standards:

1. General Provisions
 - 1.1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Matthews Zoning Code. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site and building elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of §153.201 (E) of the Zoning Code.
 - 1.2. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.
 - 1.3. The Petitioner will pay property taxes in a manner similar to the taxes already paid by Plantation Estates to the Town of Matthews and the County of Mecklenburg even though 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.
2. Purpose

The purpose of this Rezoning application is to provide for the expansion of an existing Continuing Care Retirement Community. To achieve this purpose, the application contains the following:
3. Permitted Uses

Uses allowed on the property included in this Petition will be a continuing care retirement community and related accessory uses as are permitted in the R1 (CD) district and as described in §153.195.

 - 3.1. "Future Development Areas" shown on the Site Plan will be subject to Town Board Approval.
4. Transportation
 - 4.1. The site will have access via existing or already-approved driveways to Matthews Township Parkway and to Fullwood Lane, as generally identified on the concept plan for the site. This driveway will be installed prior to the occupancy of the proposed medical facility.
 - 4.2. Parking areas are generally indicated on the concept plan for the site. The proposed parking areas located on each side of the proposed medical facility will be sized and configured to meet fire truck turn-around radius requirements.
 - 4.3. The Petitioner will install a traffic signal at the Fullwood Lane driveway entrance at the time that the Fullwood Lane driveway is constructed. This multi-lane traffic signal shall be green for Fullwood Lane cars and change only on demand for the 2 driveways after a 3 minute delay (This development standard was previously approved as a part of Rezoning Application 1589 and is listed here for reference only).
5. Architectural Standards
 - 5.1. The development of the site will be governed by the district regulations of the Zoning Ordinance for the R1 (CD) district and by the scale and character represented by the building elevations attached as part of the plan.
 - 5.2. Per Matthews Zoning Code §153.195 (A)(5), All building forming a part of a continuing care retirement community site shall be compatible in appearance and quality through the use of similar building materials, colors, architectural features and styles. The building roof plan, elevation, and perspective drawings are only shown for illustrative purposes and are subject to change.
 - 5.3. 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.
 - 5.4. Brick or stone will be used on a minimum of 50% of the combined total area of all new building elevations throughout the community to achieve architectural building variety, upon build-out. 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 all new buildings. 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 membranes on flat roofs. All new buildings shall be architecturally compatible with the existing buildings.
 - 5.5. 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 community 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 entrance on 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 Master Sign Plan required by Section 153.149 of the Matthews Zoning Code will be submitted as a separate document from this Rezoning Petition.
 - 5.6. 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.

6. Open Space and Buffers
 - 6.1. The Petitioner will maintain all existing buffer areas (50' width) along Finesville-Matthews Road, Fullwood Lane and all adjacent Property Owners.
 - 6.2. The Petitioner will dedicate up to 15 feet of right-of-way as shown on the Site Plan (RZ-3) to accommodate future Town of Matthews greenway projects in the vicinity of the site. Any public pathways and sidewalks located along 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.
 - 6.3. Approximate tree save areas are shown on sheet RZ-3. 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.
 - 6.4. 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.
7. Sanitary Sewer
 - 7.1. The Petitioner will work with the adjacent property owners to provide easements to access the public sanitary sewer located on the Plantation Estates property.

SITE DATA

TAX PARCELS:	22702741, 22702743, 22702744
SITE AREA:	APPROXIMATELY 56.88 ACRES (GROSS)
EXISTING ZONING:	C, R-1S, R-20
PROPOSED ZONING:	R-1 (CD)
MINIMUM SIDE YARD	50'
MINIMUM SETBACK	50'
MINIMUM REAR YARD	50'
MINIMUM UNOBSERVED	50%
OPEN SPACE (% OF SITE)	50%
MAXIMUM HEIGHT	40'

SHEET SCHEDULE

RZ-1	COVER SHEET
RZ-2	EXISTING CONDITIONS
RZ-3	SITE PLAN
RZ-4	BUILDING PERSPECTIVE

SUMMARY OF USES:

RESIDENTIAL LAND USES:

Approximate Existing Unit Count:	361	Independent Living
Approximate Proposed Unit Count:	410	Independent Living
Total Approximate Final Unit Count:	771	Independent Living
Total Percentage Increase Final Unit Count:	13%	Independent Living
Approximate Existing Floor Area:	462,000	Square Feet (4 Story Buildings)
Approximate Proposed Floor Area:	550,000	Square Feet (3 Story Buildings)
Total Approximate Final Floor Area:	1,012,000	Square Feet
Total Percentage Increase Final Floor Area:	19%	Square Feet
Approximate Existing Building Foot Print:	115,000	Square Feet
Approximate Proposed Building Foot Print:	150,000	Square Feet
Total Approximate Final Building Foot Print:	265,000	Square Feet
Total Percentage Increase Final Building Foot Print:	29%	Square Feet

NON-RESIDENTIAL LAND USES:

Approximate Existing Medical Facility Bed Count:	140	(60 Assisted Living + 80 Skilled Nursing)
Approximate Proposed New Medical Bed Count:	200	(New Skilled Nursing Medical Building)
Approximate Renewed Medical Facility Bed Count:	200	(Renovated Assisted Living Building)
Total Approximate Final Medical Bed Count:	540	(Assisted Living + Skilled Nursing)
Total Percentage Increase Final Medical Bed Count:	40%	(Assisted Living + Skilled Nursing)
Approximate Existing Medical Facility Floor Area:	75,000	Square Feet (2 Story Building)
Approximate Existing Commons Floor Area:	35,000	Square Feet (1 Story Building)
Total Approximate Existing Combined Floor Area:	110,000	Square Feet
Approximate Proposed Medical Facility Floor Area:	120,000	Square Feet (2 Story Building)
Approximate Proposed Commons Floor Area:	32,500	Square Feet (1 Story Building)
Total Approximate Proposed Combined Floor Area:	152,500	Square Feet
Total Approximate Proposed Final Floor Area:	262,500	Square Feet
Total Percentage Increase Proposed Final Floor Area:	117%	Square Feet
Approximate Existing Combined Building Foot Print:	92,500	Square Feet
Approximate Proposed Combined Building Foot Print:	185,000	Square Feet
Total Approximate Combined Building Foot Print:	277,500	Square Feet
Total Percentage Increase Combined Final Foot Print:	100%	Square Feet

COMBINED STRUCTURE LAND USES:

Total Approximate Final IL Unit Count:	410	(Independent Living)
Total Approximate Final Need Medical Bed Count:	200	(Assisted Living + Skilled Nursing)
Total Approximate Final CCRC IL Unit + Bed Count:	610	IL+AS+SN (Approximately 850 Residents)
Total Approximate Existing CCRC Mixed Count:	501	IL+AS+SN (Approximately 700 Residents)
Total Percentage Increase Final CCRC Mixed Count:	22%	(Approximately 150 New Residents)
Total Approximate Final Residential Floor Area:	550,000	Square Feet
Total Approximate Final Non-Residential Floor Area:	282,500	Square Feet
Total Approximate Combined Final Floor Area:	832,500	Square Feet
Total Approximate Combined Existing Floor Area:	592,000	Square Feet
Total Percentage Increase Combined Final Floor Area:	40%	Square Feet
Total Approximate Final Residential Building Foot Print:	150,000	Square Feet
Total Approximate Final Non-Residential Building Foot Print:	185,000	Square Feet
Total Approximate Combined Final Structural Foot Print:	335,000	Square Feet
Total Approximate Combined Existing Structural Foot Print:	207,500	Square Feet
Total Percentage Increase Combined Final Structural Foot Print:	62%	Square Feet

COMBINED MAXIMUM UNIT COUNT & MINIMUM PARKING SPACE TABLE:

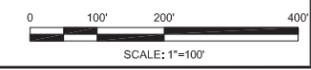
	Component	Parking Spaces
Total Independent Living Units (1.1/Unit):	410 Units	450
Total Medical Facility Beds (1.4 Beds):	200 Beds	50
Total Combined IL + HC + Staff (Staff/2):	200 Staff	100
Total Parking Required:		600
Total Parking Proposed:		1,100
Total Parking Existing:		318
Total Proposed New Spaces:		182
Total Percentage Existing Accessory Use Floor Area to Total Floor Area:	9%	(Zoning allows up to 20%)
Total Percentage Proposed Accessory Use Floor Area to Total Floor Area:	9%	(Zoning allows up to 20%)
Total Independent Living Units Per Acre	20 Units x 56.88 Acres =	1,137 Units Allowed (Zoning = 20/Acre Max.)
Total Medical Beds Per Acre	5 Beds x 56.88 Acres =	284 Beds Allowed (Zoning = 5/Acre Max.)
		200 Beds Proposed

IMPERVIOUS AND OPEN SPACE:

Total Percentage Existing Unobstructed Open Space:	89%	(50% Minimum Required)
Total Percentage Proposed Unobstructed Open Space:	89%	(50% Minimum Required)
Existing Site Impervious Percentage:	29%	(Includes Healthcare Project)
Proposed Site Impervious Percentage (Includes Healthcare Project):	30%	(Including Proposed Bus Parking/ Amenities Project)
Tree Canopy Percentage of Canopy Required:	20%	(11.4 AC)
Percentage of Canopy Proposed:	20%	Minimum

**ADDITIONAL USES PROPOSED:
(SUPPLEMENTAL TO OTHER USES IN SUMMARY)**

Bus Parking / Amenity Area (Accessory Uses):
 Total Building Area, for Restrooms & Storage: 1000 Square Feet (1 Story) (max.)
 Amenities: May include (1) Tennis Court; (4) Pickleball Courts; Basketball Court & Shuffleboard Court. These sport courts may overlap on 1 or 2 multi-use courts.
 Parking Provided: Up To (12) Auto Spaces and (8) Bus Spaces





PLANTATION ESTATES
CONTINUING CARE
RETIREMENT COMMUNITY
MATTHEWS, NC
REZONING APPLICATION #2013-608

EXISTING
CONDITIONS
PLAN

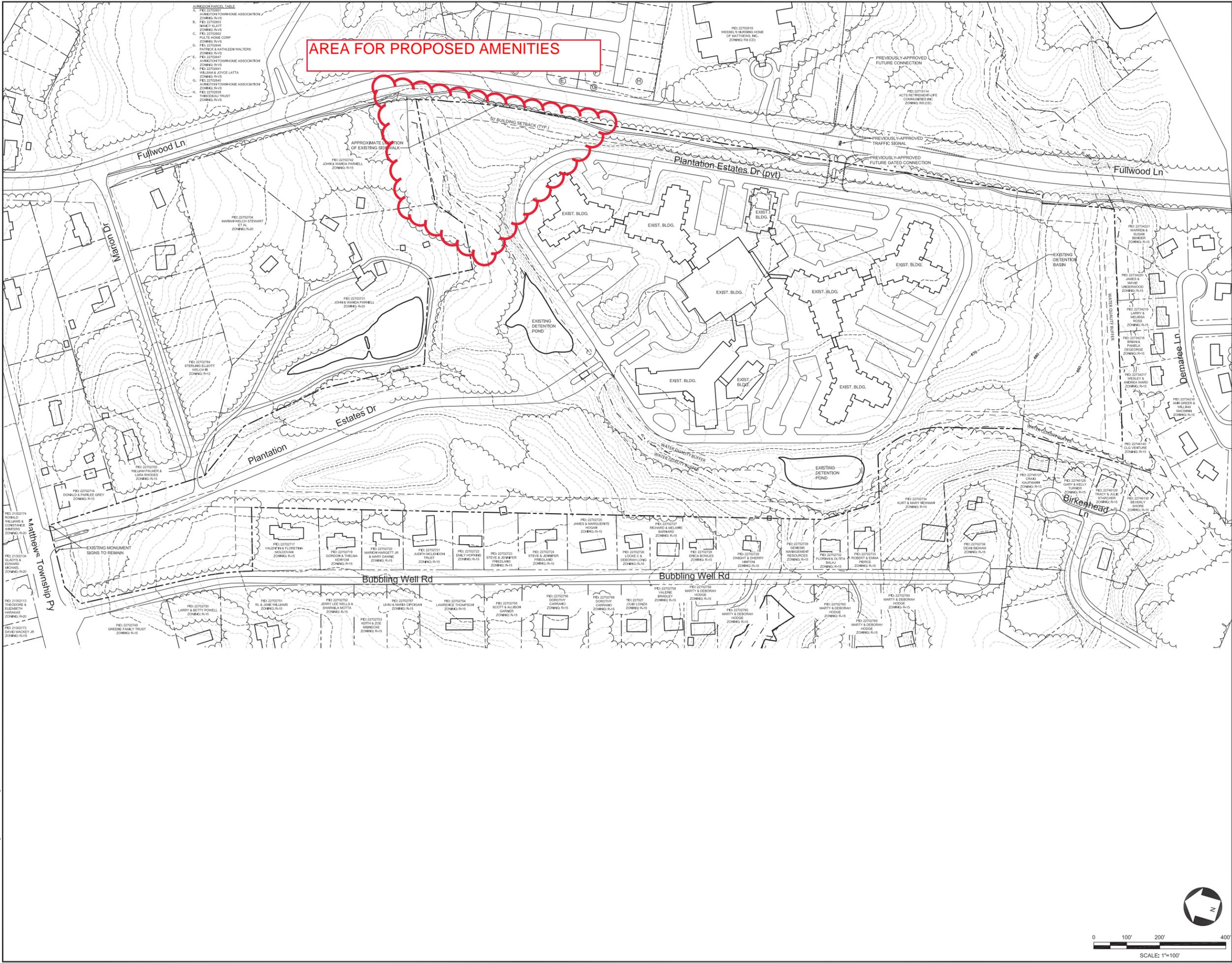


Description:
REVISIONS PER STAFF COMMENTS

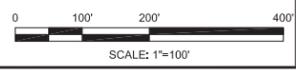
By:
Date: 07/28/14

Project Manager: MDL
Drawn By: MDL
Checked By:
Date: 11/21/13
Project Number: 13048
Sheet Number:

RZ-2



AREA FOR PROPOSED AMENITIES





AVENUE/SECTION TABLE

A.	PEL 22702611	AVENUE/SECTION ASSOCIATION	ZONING: R-15
B.	PEL 22702603	NANCY KLATT	ZONING: R-15
C.	PEL 22702602	PULS & HOME CORP	ZONING: R-15
D.	PEL 22702606	PATRICK & KATHLEEN WALTERS	ZONING: R-15
E.	PEL 22702607	AVENUE/SECTION ASSOCIATION	ZONING: R-15
F.	PEL 22702604	WILLIAM & JYCE LATTI	ZONING: R-15
G.	PEL 22702605	AVENUE/SECTION ASSOCIATION	ZONING: R-15
H.	PEL 22702609	TRUSTEES TRUST	ZONING: R-15

Landworks
 Design Group, P.A.
 7821 Little Ave., Suite 111
 Charlotte, NC 28226
 704-941-5894 Fax 704-941-5894

BLUEWATER
 DESIGN - BUILD

ACTS
 Retirement-Life
 Communities®

PLANTATION ESTATES
 CONTINUING CARE
 RETIREMENT COMMUNITY
 MATTHEWS, NC
 REZONING APPLICATION #2013-608

REZONING
 SITE PLAN

seals

STATE OF NORTH CAROLINA
 DESIGNER
C-253

STATE OF NORTH CAROLINA
 LANDSCAPE ARCHITECT
398
Theresa M. Kelly

Description:
 REVISIONS PER PUBLIC COMMENTS
 REVISIONS PER PUBLIC COMMENTS
 MULTITRASE TRAIL REVISIONS
 FOR CHAPEL AT EXISTING COMMONS BUILDING
 ADD BUS PARKING/AMENITIES

REVISIONS:

No.	Date	By
1	02/26/14	MDL
2	07/08/14	MDL
3	09/25/17	TMM
4	09/25/17	LHC

Project Manager: MDL
Drawn By: LHC
Checked By: TMM
Date: 11/21/13
Project Number: 16016.1
Sheet Number:

RZ-3
 SHEET 3 OF 4



P:\2013\John13048 - Plantation Estates Healthcare Building\CAD\19048 REZONING PLANS 9.17.13.dwg

PLANTATION ESTATES AMENITY AREA – REST ROOM / STORAGE BUILDING RENDERINGS
REZONING APPLICATION # 2013 – 6068 ADD SITE AMENITIES & BUS PARKING AREA



STORAGE SIDE – NORTH VIEW TRAVELING SOUTH ON FULLWOOD LANE

REST ROOM SIDE / BUS – SOUTH VIEW TRAVELING NORTH ON FULLWOOD LANE

NOTE: BOTH OF THESE VIEWS FROM FULLWOOD LANE WILL BE SCREENED BY THE 50'-0" TREE & SHRUB BUFFER BETWEEN THE AMENITY AREA & FULLWOOD LANE

PLANTATION ESTATES AMENITY AREA – REST ROOM / STORAGE BUILDING RENDERINGS



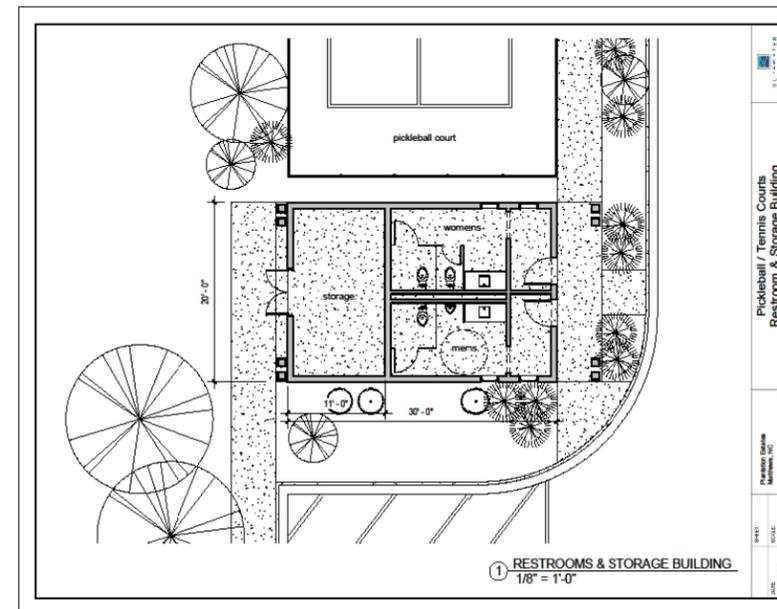
REST ROOM FRONT VIEW FROM PARKING LOT DRIVEWAY



REST ROOM SIDE VIEW FROM TENNIS COURT AMENITY AREA



STORAGE FRONT VIEW FROM EDEN HALL NEIGHBORHOOD
THIS VIEW SCREENED BY THE 50'-0" TREE & SHRUB BUFFER



REST ROOM / STORAGE BUILDING FLOOR PLAN & SITE AREA
THE FINAL BUILDING FLOOR PLAN SHALL BE 1,000 SF MAX.