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) ___X__ 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_______________

Consistency statement PIBo 10-17
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

Development Standards

1. Use of Premises
   1.1. The Premises will be used for the sole and exclusive purposes of continuing care retirement community and related purposes as shown on the Site Plan.

2. Protection
   2.1. The Owner will take all necessary steps to protect the Plantation Estates from unauthorized occupancy or unauthorized use or alteration of any part of the Premise.

3. Setback
   3.1. The Premises will be set back a minimum distance from the property line as shown on the Site Plan.

4. Site Development
   4.1. The Owner will develop the Premises in accordance with the Site Plan and other applicable plans, specifications, and regulations.

5. Environmental Protection
   5.1. The Owner will implement and maintain a comprehensive environmental management program to ensure the protection of the environment.

6. Land Use
   6.1. The Premises will be used for the purposes specified in the Site Plan.

7. Vegetation
   7.1. The Owner will maintain the existing vegetation on the Premises in accordance with the Site Plan.

8. Water Supply and Sewer
   8.1. The Owner will provide a reliable and adequate water supply and sewer facilities for the Premises.

9. Utilities
   9.1. The Owner will install and maintain all necessary utilities for the Premises.

10. Signage
    10.1. The Owner will install and maintain a sign that identifies the Premises as Plantation Estates Continuing Care Retirement Community.

11. Parking
    11.1. The Owner will provide adequate parking facilities for the Premises.

12. Security
    12.1. The Owner will provide security services for the Premises.

13. Maintenance
    13.1. The Owner will maintain the Premises in good repair and condition.

14. Architectural Control
    14.1. The Owner will comply with the architectural control guidelines as shown on the Site Plan.

15. Noise Control
    15.1. The Owner will take all necessary steps to minimize noise from the Premises.

16. Light Control
    16.1. The Owner will maintain the Premises in a manner that ensures adequate light control.

17. Fire Protection
    17.1. The Owner will provide adequate fire protection for the Premises.

18. Erosion and Sediment Control
    18.1. The Owner will implement and maintain an effective erosion and sediment control program.

19. Sanitary Sewerage
    19.1. The Owner will install and maintain a sanitary sewerage system for the Premises.

20. Storm Drainage
    20.1. The Owner will design and install a storm drainage system that ensures adequate drainage.

21. Solid Waste Management
    21.1. The Owner will implement and maintain an effective solid waste management system.

22. Signage
    22.1. The Owner will install and maintain a sign that identifies the Premises as Plantation Estates Continuing Care Retirement Community.

23. Parking
    23.1. The Owner will provide adequate parking facilities for the Premises.

24. Security
    24.1. The Owner will provide security services for the Premises.

25. Maintenance
    25.1. The Owner will maintain the Premises in good repair and condition.

26. Architectural Control
    26.1. The Owner will comply with the architectural control guidelines as shown on the Site Plan.

27. Noise Control
    27.1. The Owner will take all necessary steps to minimize noise from the Premises.

28. Light Control
    28.1. The Owner will maintain the Premises in a manner that ensures adequate light control.

29. Fire Protection
    29.1. The Owner will provide adequate fire protection for the Premises.

30. Erosion and Sediment Control
    30.1. The Owner will implement and maintain an effective erosion and sediment control program.

31. Sanitary Sewerage
    31.1. The Owner will install and maintain a sanitary sewerage system for the Premises.

32. Storm Drainage
    32.1. The Owner will design and install a storm drainage system that ensures adequate drainage.

33. Solid Waste Management
    33.1. The Owner will implement and maintain an effective solid waste management system.
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.