

Agenda Item: Plantation Estates New Skilled Nursing Building

DATE: February 17, 2017

FROM: Mary Jo Gollnitz, Planner

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, a two story skilled nursing building was included as future build-out.

Bluewater Design-Build, LLC is requesting approval for the proposed skilled nursing building be changed from a two story to a more compact three story structure. The building will be built within the original designated area for the facility shown on the approved rezoning plans.

- Plantation Estates and Bluewater Design held a community meeting for the Hampton Green Neighborhood on January 30, 2017 to discuss the proposed revisions. Meeting notes are attached.
- Building will be located in the northeast corner of the development closest to Hampton Green Subdivision and Fullwood Lane.
- The two story footprint was 47,500 square feet. Building footprint for the three stories will be 30,000 square feet.
- Facility will have 90 skilled nursing beds, 30 less than proposed on approved rezoning 2013-608.
- Facility will be 90,000 total sq ft which is 30,000 sq ft less than what was proposed on approved rezoning.
- Existing buildings on site are up to four stories in height.
- No bridge will be installed connecting the medical building to other existing structures.
- The skilled nursing building will be 50' further into Plantations Estates property, allowing a deeper buffer between the structure and Hampton Green neighborhood.
- Trees will remain within the 50' water quality buffer as well as all setbacks.
- Storm water retention pond will be installed in the southwestern portion of the development area.
- 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.

The following are the specific amendment requests:

- A. Reduce the skilled nursing building footprint to 30,000 sq ft
- B. Increase the skilled nursing building to a three (3) story building.

Matthews UDO provides three levels of approvals for Administrative Amendments; staff review, Planning Board Action, and Board of Commissioners action.

If the Planning Board wishes to take action, the Statement of Consistency and Reasonableness is provided for your convenience.

Staff recommends the Board discuss and approve Plantation Estates Administrative Amendment request to change the previously approved skilled nursing building from a two story building to three story building.

**SUGGESTED
STATEMENTS OF CONSISTENCY AND REASONABLENESS
Final Decisions on Zoning-Related Issues**

ADMINISTRATIVE AMENDMENT - Plantation Estates Skilled Nursing Building

Matthews Planning Board makes the following 2 conclusions:

1) X The requested zoning action, as most currently amended, **IS CONSISTENT** with the policies for development as outlined by the Matthews Land Use Plan, and Town's long-range Vision Statements (as specified below)

OR

 The requested zoning action, as most currently amended, **IS NOT CONSISTENT** with the Matthews Land Use Plan and/or other adopted land development policies and plans.

(A requested zoning can be found "consistent" and not approved, or found to be "not consistent", but approved.)

2) X The requested zoning action **IS REASONABLE** and in the public interest because:
(ex., may be appropriate with specific surrounding land uses; has been shown that it will not create significant new traffic beyond area roads' capacities; creates/increases desirable use in Town.)

The new building is a smaller footprint than previously approved rezoning 2013-608 and the building will allow for a

deeper buffer between the structure and Hampton Green neighborhood. It will support the increased healthcare needs of

the CCRC.

OR

 The requested zoning action **IS NOT REASONABLE** and in the public interest because:

(Reasons given for a zoning request being "reasonable" or "not reasonable" are not subject to judicial review.)

Decision Date February 28, 2017



BLUEWATER
DESIGN - BUILD

January 30, 2017

PLANTATION ESTATES – ADMINISTRATIVE ZONING CHANGE REQUEST

To: Jay Camp, AICP, Senior Planner
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Project: Plantation Estates Medical Building
733 Plantation Estates Drive
Matthews, NC 28105
BWDB Project No. – 001-01-012

Subject: R/I CD Zoning Administrative Amendment
Approved Zoning Application # 2013-608
Proposed Medical Building Height Change

Dear Jay,

On Behalf of Acts Retirement Life Communities, we are requesting an administrative change to the Medical Building height included with the Approved Residential/Institutional Conditional Zoning. We would still be less than the maximum building height allowed in the R/I District of 60'-0" tall.

We included a two-story building in the Rezoning Application with a partially exposed basement level in the back of the building. Now, after further building design development, Acts operational analysis and General Contractor construction cost analysis, we are requesting to change the height of the Medical Building to a three-story building. It will still have a basement level, however, it will be subgrade and out of the view from across the stream and the Hampton Green Neighborhood.

The total floor area of the proposed three-story building is the same as the previously included two-story building, but the footprint of the three-story building would be smaller on all 4 sides. The two-story footprint was 47,500 SF, but the three-story footprint would be only 30,000 SF. Consequently, the two-story footprint was 450'-0" long by 250'-0" wide, but the three-story footprint would be only 350'-0" long by 200'-0" wide. A shorter width allows the Medical Building to be further away from the Hampton Green Neighborhood, from 200'-0" away to 250'-0" away.

Mary Jo Golnitz directed me to present this proposed change with the adjacent Hampton Green Neighborhood property owners. The Plantation Estates January 30th Meeting Memo is attached. Everything else should be in compliance. Please contact me with any questions at 704-685-1825.



B L U E W A T E R
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Respectfully Submitted,
Bluewater Design-Build, LLC

Bob Romano

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

Cc: Ken Karmeris, VP Real Estate - Acts
Steve Chomick, AIA – Building Design
Tom McCrory, ASLA – Site Design

Attch: PE Neighborhood Meeting Memo 1/30
Medical Building Site Plan/Footprint
Medical Building Perspective/Elevation



BLUEWATER
DESIGN - BUILD

February 14, 2017 Revised

PLANTATION ESTATES MEDICAL FACILITY DESIGN PRESENTATION

Project: Plantation Estates Medical Facility
733 Plantation Estates Drive, Matthews, NC
BWDB Project No. – 001-01-012

Subject: WBC Building SD Design Dinner Presentation

Date: January 30, 2017 @ 7-9pm – PE Dining Room

Attendees: ACTS Plantation Estates (ACTS) Bluewater Design-Build (BWDB)
Steve Messer, PE Executive Director Bob Romano, AIA – Project Manager
Patrick Picchiocchi, PE Assistant ED Steve Chomick, AIA – Project Designer

Yes Attend: Hampton Green Neighborhood (HGN)
James & Mavis Underwood
208 Damaree Lane 704-844-8370 WoodUnder1@aol.com
Larry & Melissa Ross
216 Damaree Lane 704-847-5561 LRoss8@carolina.rr.com
Brian & Pamela DeGeorge
222 Damaree Lane 704-650-5575 BDeGeorg@carolina.rr.com
J P & Kimm Lohrstorfer
302 Damaree Lane 704-575-0030; johnlohr@gmail.com; kimmrenee@gmail.com
Matthew Eitel & Tessa Dyer
310 Demaree Lane 423-795-7805 matthew.m.eitel@gmail.com
Gary & Kelly Turner
420 Birkenhead Lane 704-771-5687 GTurnerMailbox@gmail.com
Craig & Stephanie Kaufmann
424 Birkenhead Lane 704-576-5765 SCKaufmann@yahoo.com

No Attend: Hampton Green Neighborhood (HGN)
Susan Bender
204 Damaree Lane 704-258-7510 SuuBee1@aol.com
Julie & Tracy Starcher
412 Birkenhead Lane 704-708-9582 toddandjulianne@yahoo.com
William & Celeste Macminn
306 Damaree Lane 704-XXX-XXXX acgreer7@hotmail.com;
william.macminn@sonicautomotive.com



BLUEWATER

DESIGN - BUILD

Purpose: A presentation of the proposed Medical Facility Schematic Design for the Neighbors.

1. BWDB Schematic Design 5.2 Revision Drawings shows a 3 level building with 90 Total Private Bedrooms and Private Bathrooms, along with a Site Plan and Building Elevations dated August 2, 2016. The Total Phase I Floor Area is 87,732 square feet. Each floor level contains 30 Beds and Physical Therapy. It has a Kitchen, Laundry and Loading Dock in a Basement level. The Total Phase II Floor Area is 13,200 square feet: 30 Beds of rear wing additions on 3 levels.
2. Neighbor Concern #1: Building Height – There were no objections to the new 3 story height. The Neighbors stated that since the smaller building footprint caused the building to be sited about 50'-0" further away from their properties that the 3 story height was not a big issue.
3. Neighbor Concern #2: Construction Schedule - The tentative construction schedule is for the building to start in the spring of 2018, but some of the site work could start in the fall of 2017 to prepare for the spring. The building construction should be complete by the fall of 2019..
4. Neighbor Concern #3: Buffer Trees – The Owner intends to keep as many trees as possible on the site. The trees in the 50'-0" Water Quality and Building Setback buffer must all remain. They do not want us to clear cut the site, which is certainly not the intent of the design at all.
5. Neighbor Concern #4: Storm Water – The Neighbors are worried about the stream water level. We stated that the County/Town codes/ordinances will not allow this to change during and after the site and building construction. The site will need a storm water retention pond in the lower corner of the site near the tree buffer, which may need additional trees and landscape.
6. Neighbor Concern #5: Site Lighting - Any lights installed on the back of the building and site are not allowed to glare into homes by Town ordinance. The light must end on our property. The parking lot is located only on the Fullwood Lane side to minimize car lights toward homes.
7. Neighbor Concern #6: Site Noise – Plantation Estates has already requested that the Matthews Emergency Vehicles turn off their sirens and flashing lights after entering Plantation Estates. The future emergency ambulance visits would occur at the front entry away from the homes. The bi-weekly trash truck can be scheduled for pick-up/drop-off during the day time hours.
8. Everyone seemed to enjoy the fine dining and the neighborly discussion and then departed with smiles and thanks to Plantation Estates and Bluewater Design-Build for the presentation.
9. Bob noted that Development Standard Note 5.4 on the RZ-1 of the Approved 2013-608 Zoning Application states that the building must be at least 50% brick, stone, and cement board siding. Some Neighbors stated that the building looks more like residential apartments than medical.



B L U E W A T E R
DESIGN - BUILD

The information contained in this memo is believed to be an accurate account of meeting contents. If there is a contrary understanding, please contact me immediately at 704-685-1825. Thank You.

Respectfully Submitted,
Bluewater Design-Build, LLC

Bob Romano

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

Cc: Ken Karmeris, VP, Real Estate Services
Jim Petty, RVP, Mid-South Operations
Brunson Russum, AIA, President



seals

REVISIONS:

| No. | Date | By | Description |
|-----|------|----|-------------|
| | | | |

Project Manager: MDL

Drawn By: MDL

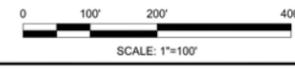
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Date:

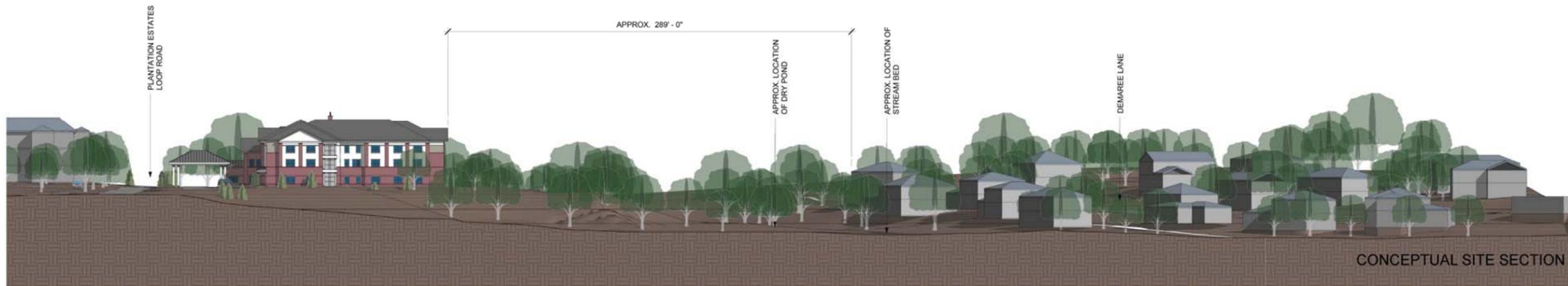
Project Number:

Sheet Number:

RZ-3



P:\2013\104813048 - Plantation Estates Healthcare Building\CAD\13048 BASE.dwg



CONCEPTUAL SITE SECTION



CONCEPTUAL ILLUSTRATION
SUBJECT TO CHANGE



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

BLUE WATER
DESIGN - BUILD

ACTS
Retirement-Life
Communities*

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

BUILDING
PERSPECTIVE

seals

| REVISIONS: No. | Date | By | Description |
|-------------------|------|----|-------------|
| | | | |
| | | | |
| | | | |

Project Manager: _____
 Drawn By: _____
 Checked By: _____
 Date: 01/24/2017
 Project Number: _____
 Sheet Number: _____

RZ-4



Landworks
 Design Group, P.A.
 7623 Little Ave., Suite 111
 Charlotte, NC 28226
 704-641-1604 Fax: 704-641-1604



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 MATTHEWS, NC
 REZONING APPLICATION #2013-608



VIEW OF NEW WBC FROM STREAM BED



VIEW OF NEW WBC FROM EVIAN & DEMAREE LANES

1/30/2017 10:32:28 AM

seals

REVISIONS:
 No. Date By Description

Project Manager:

Drawn By:

Checked By:

Date:

Project Number:

Sheet Number:

RZ-

Project Name:
Construction:
Design:
Builder:
Mech. Elec.
Plum.
Fire Protection
Engineer:
Professional Seal:

Project File:

PLANTATION ESTATES
NEW SKILLED NURSING FACILITY
PLANTATION ESTATES
CONTINUING CARE RETIREMENT COMMUNITY
MATTHEWS, N.C.

The Professional Architect's seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this architect, and this architect expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal.

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| No. | Description | Date |
|----------|-----------------|----------|
| 001-REV1 | DESIGN REVISION | 03/20/16 |
| 001-REV2 | DESIGN REVISION | 08/02/16 |

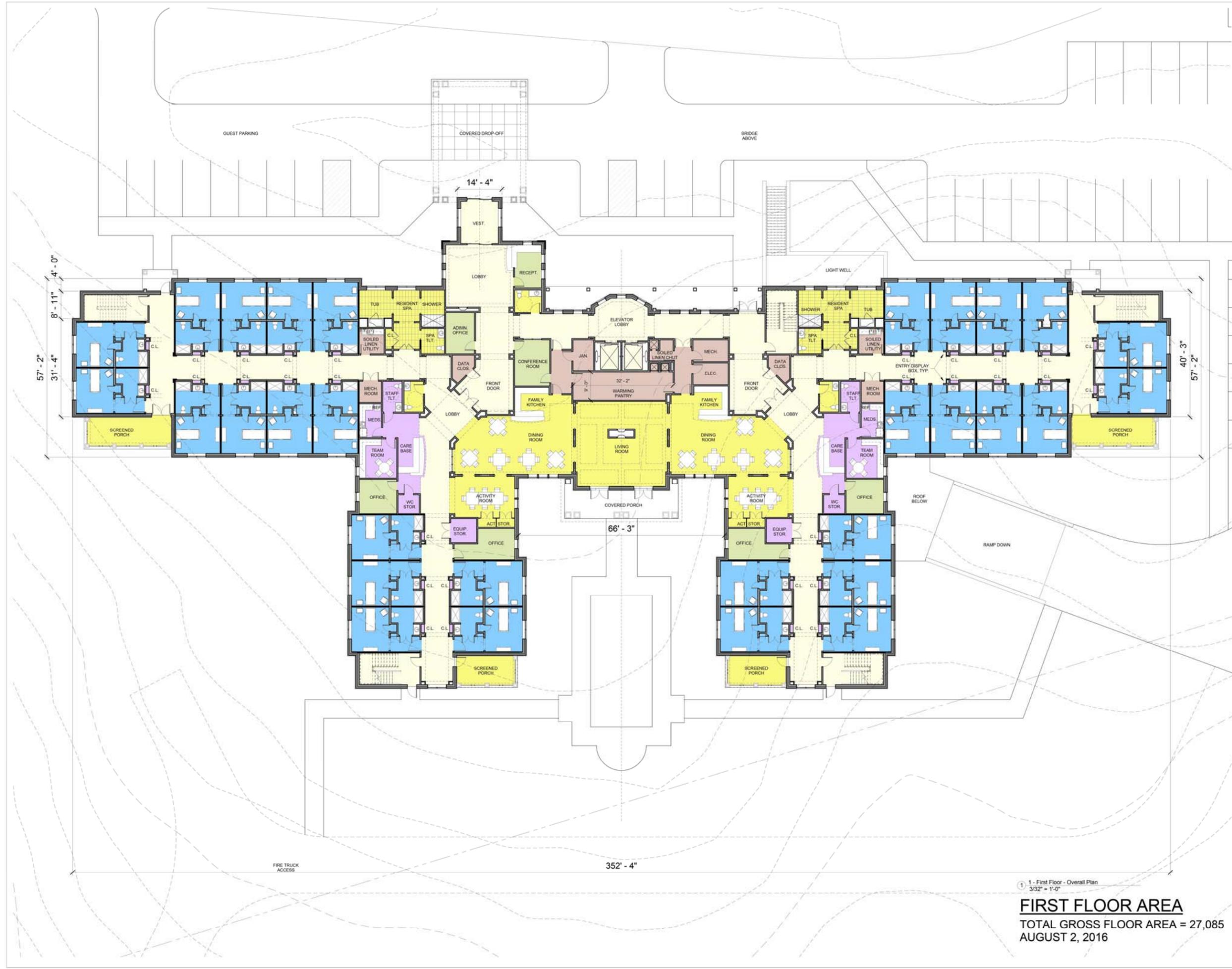
Sheet Title:
SCHEMATIC DESIGN No.5

Project Number:
001-01-012

Drawn By:
[Name]

Issue Date:
04-21-2016

Sheet Number:
SD.5.02



1 - First Floor - Overall Plan
3/32" = 1'-0"

FIRST FLOOR AREA
TOTAL GROSS FLOOR AREA = 27,085
AUGUST 2, 2016