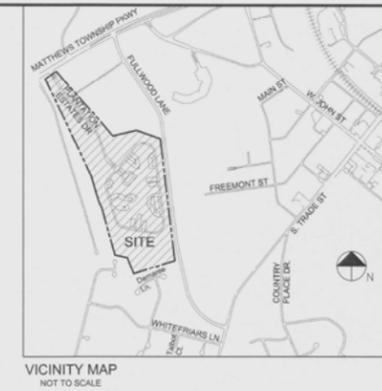


# REZONING SUBMITTAL PLANTATION ESTATES CONTINUING CARE RETIREMENT COMMUNITY MATTHEWS, NORTH CAROLINA



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

### 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 seeks the rezoning of the site to the R-1 (CD) district.

#### 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 R-1 (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 mast style 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 #509 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 R-1 (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 Pineville-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-15, R-20
PROPOSED ZONING:	R-1 (CD)
MINIMUM SIDE YARD:	50'
MINIMUM SETBACK:	50'
MINIMUM REAR YARD:	50'
MINIMUM UNOBSTRUCTED OPEN SPACE (% OF SITE):	50%
MAXIMUM HEIGHT:	60'

### 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:	19%	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:	120	(New Skilled Nursing Medical Building)
Approximate Renewed Medical Facility Bed Count:	80	(Renovated Assisted Living Building)
Total Approximate Final Medical Bed Count:	340	(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:	55,000	Square Feet (1 Story Building)
Total Approximate Existing Combined Floor Area:	130,000	Square Feet
Approximate Proposed Medical Facility Floor Area:	120,000	Square Feet (2 Story Building)
Approximate Proposed Commons Floor Area:	12,500	Square Feet (1 Story Building)
Total Approximate Proposed Combined Floor Area:	132,500	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:	92,500	Square Feet
Total Approximate Combined Building Foot Print:	185,000	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:		218
Total Proposed New Spaces:		192
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.)	410 Units Proposed
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%	(Includes 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): 1000 Square Feet (1 Story)(max.)  
 Total Building Area, for Restrooms & Storage: 1000 Square Feet (1 Story)(max.)  
 Amenities May Include (1) Tennis Courts; (4) Pickball 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

### COVER SHEET

seals



*Matthews*

REVISIONS PER CITY REQUIREMENTS  
 MULTIPLE TRAIL REVISIONS  
 FOR CHANGES AT EXISTING COMMONS BUILDING  
 AND BUS PARKING/AMENITIES  
 FOR SUBMITTAL

Date	By
02/09/14	ABC
07/03/14	ABC
09/09/14	MEI
09/09/17	TMM
10/31/19	LHC
3/6/20	TMM

*Administrative Amendment  
Elevations, Screening, Zoning  
Parking*

Board of Commissioners  
**APPROVED**  
 4/13/2020  
*[Signature]*  
 Leaf Campbell, Town Clerk

Project Manager: MDL

Drawn By: LHC

Checked By: TMM

Date: 11/21/13

Project Number: 16016.1

Sheet Number:

**RZ-1**

SHEET 1 OF 4  
 Rev 3/17/20





**ZONING MAP TABLE**

A.	FEZ 2270201	AVRINGTON TOWNHOME ASSOCIATION	ZONING: R-15
B.	FEZ 2270203	NANCY KLATT	ZONING: R-15
C.	FEZ 2270206	PLAZA HOME CORP	ZONING: R-15
D.	FEZ 2270246	PHILIP & KATHLEEN WALTERS	ZONING: R-15
E.	FEZ 2270247	AVRINGTON TOWNHOME ASSOCIATION	ZONING: R-15
F.	FEZ 2270241	WILLIAM JAYCE LATTI	ZONING: R-15
G.	FEZ 2270247	AVRINGTON TOWNHOME ASSOCIATION	ZONING: R-15
H.	FEZ 2270239	MEDICAL TRUST	ZONING: R-15

**Landworks**  
 Design Group, P.A.  
 7821 Little Ave., Suite 111  
 Charlotte, NC 28226  
 704-841-1604 Fax: 704-841-3604

**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**  
 C-253  
 DESIGN GROUP

**STATE OF NORTH CAROLINA**  
 398  
*Thomas M. McCoy*

**REVISIONS:**

No.	Date	By	Description
1	02/28/14	MDL	REVISIONS TO EXISTING COMMONS
2	07/02/14	MDL	REVISIONS FOR PUBLIC HEARINGS
3	09/26/17	TMM	MULTI-USE TRAIL REVISIONS
4	09/26/17	TMM	FOR CHAPEL AT EXISTING COMMONS BUILDING
5	09/26/17	LHC	ADD BUS PARKING/AMENITIES
6	09/26/17	TMM	ADD BUS PARKING/AMENITIES SITE PLAN

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 Jobs\13046 - Plantation Estates Healthcare Building\CAD\13046 REZONING PLANS 9.17.13.dwg



**BLUEWATER**  
DESIGN - BUILD

March 17, 2020

**PLANTATION ESTATES SITE - ADMINISTRATIVE AMENDMENT REQUEST**

**Project:** Plantation Estates Property Rezoning Change  
733 Plantation Estates Drive, Matthews, NC 28105  
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 Camp, AICP – Planning Director

**From:** Bob Romano, AIA – BWDB Project 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 RZ-1, RZ-3, Site & Building Exhibit (5) drawings dated 3-6-20 show a Resident Amenity Area in the “Future Development” area located at the northeast corner of the Plantation Estates CCRC.

The amenity area includes a tennis court, with additional line striping for two pickle ball courts, surrounded by backstop fencing covered with an acoustic fabric, a resident and bus parking lot, and a rest room and storage building. The exterior elevation of the building will consist of at least 50% brick that would blend with the existing apartment building elevations. The amenity area would be landscaped to provide screening. Any site lighting would comply with Matthews’ Site Lighting Ordinance. The sport court play time hours would be restricted between 8am-9pm daily.

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](mailto:B.Romano@BluewaterDB.com).

Respectfully Submitted,  
Bluewater Design-Build, LLC

*Robert J. Romano, AIA*

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

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

**Administrative Amendment amenity building and tennis/pickle ball court. 12' fence with full acoustifence installed as indicated on yellow line around court. Buses can only idle for a maximum of 15 minutes in parking lot.**

**APPROVED**  
**BOARD OF COMMISSIONERS**

**DATE: April 13, 2020**

Lori Canapinno, Town Clerk



**BLUEWATER**  
DESIGN - BUILD

March 17, 2020

## **PLANTATION ESTATES – ADMINISTRATIVE AMENDMENT REQUEST**

**Project:** Plantation Estates – Amenity Area Rezoning  
733 Plantation Estates Drive, Matthews, NC 28105  
BWDB Project Number – 001-03-009

**Subject:** Town of Matthews Rezoning Drawing Change Request  
Matthews Rezoning Application # 2013-608 – Amenity Exhibit

**To:** Mary Jo Golnitz – Zoning Administrator  
Jay Camp – Planning Director

**From:** Bob Romano, AIA – BWDB Project Manager

Dear Mary Jo,

ACTS Retirement Life Communities and Bluewater Design respectfully submit this Product Exhibit to the Town Board regarding the PE Rezoning Amenity Area. ACTS is planning to surround most of the proposed Tennis / Pickleball Court with this AcoustiFence Noise Reduction barrier product:

### **AcoustiFence® Pickleball Court Noise Reduction**

Pickleball Noise Problem Solved – Country Roads RV Property Owners Association, Inc. recently purchased and installed Acoustifence® on the Pickleball court within our community. Since being installed only a few years ago, the Pickleball court had been considered a nuisance by some of the nearby residents because of the sound that the paddle makes when hitting the ball. Pickleball is a mixture of badminton and tennis, however the ball is a large type of wiffle-ball.

The Board of Directors saw the need to keep the game because of its growing popularity and abate the noise for the neighboring homes. In researching on the Internet, a Board member found the website for Acoustiblok, Inc. After much research the Board of Directors voted unanimously to purchase and install the Acoustifence. Upon installation the neighboring homes noticed a considerable reduction of the repetitive ball play.

With our close proximity to Phoenix, Arizona, other communities have asked to see and test for themselves the Acoustifence product. I have attached to our testimony the correspondence from Bill Booth, President of The USA Pickleball Association.™ I can attest that Acoustifence material can be easily blended into the aesthetics particularly if you have existing wind screens and does abate any noise pollution. Feel free to contact me personally if you have any questions about our Community's experience. Sincerely, Melissa Wood, CAAM®. Community Association Manager.



# BLUEWATER

DESIGN - BUILD

The homeowner with the most complaints and living closest to the courts reports a significant reduction in sound level. He said that his wife often does not realize that they are playing on that court. The homeowner was very friendly, assisted with the test and monitored the results.

The homeowner had a theory that the sound would be louder at his home if the hits were not so close to the sound curtain. Therefore, we made several hits at the other end of the court, 90 feet from the home. His theory did not prove correct with an average reading of 52.8db. Ambient sound levels were in the range of 47-51db if we waited for quiet periods when there was no aircraft noise, traffic noise or voices. At other times, ambient noise significantly exceeded paddle noise. We have the homeowner's contact information if necessary.



AcoustiFence has an acoustical performance of STC 28, which gives you a transmission loss of 28dB through the material. It is worth noting that the level of attenuation of all outdoor barriers is affected by a variety of factors including end diffraction, angle of diffraction, wind direction, humidity and temperature. Solved - With an average reduction of 11.8 decibels, it is likely that the Acoustifence will result in at least a 50% reduction to sound experienced by nearby homeowners. AcoustiFench is only 1/8" thick and comes in standard sizes of 6'-0" x 30'-0" long rolls for fencing.



## NOISE LEVEL dB CHART

0	healthy hearing threshold	
10	a pin dropping	
20	rustling leaves	
30	whisper	
40	babbling brook	computer
50	light traffic	refrigerator
60	conversational speech	air conditioner
70	shower	dishwasher
75	toilet flushing	vacuum cleaner
80	alarm clock	garbage disposal
85	passing diesel truck	snow blower
90	arc welder	lawn mower
95	belt sander	food processor
100	motorcycle (riding)	handheld drill
105	sporting event	table saw
110	rock band	jackhammer
115	emergency vehicle siren	riveter
120	thunderclap	oxygen torch
125	balloon popping	

## NOISE PERCEPTION LOUDNESS dB CHART

Level Change	Perceived Loudness
+ 20 dB	4.000
+ 10 dB	2.000 •
+ 6 dB	1.516
+ 3 dB	1.232
± 0 dB	1.000
- 3 dB	0.812
- 6 dB	0.660
- 10 dB	0.500 •
- 20 dB	0.250

Thank you for assisting us with the PE Amenity Area Rezoning Product Exhibit and confirming its distribution to the Board. Please contact me at 704-685-1825, or [B.Romano@BluewaterDB.com](mailto:B.Romano@BluewaterDB.com).

Respectfully Submitted,  
Bluewater Design-Build, LLC

***Bob Romano***

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

Cc: Tom McCrory, ASLA – Landworks Design Group

PLANTATION ESTATES AMENITY AREA – REST ROOM / STORAGE BUILDING RENDERINGS  
REZONING APPLICATION # 2013 – 608 / ADD SITE AMENITY & BUS PARKING AREA 3-6-20



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

NOTE: ACOUSTIFENCE FABRIC APPLIED TO THE 8'-0" HIGH CHAIN LINK FENCE THAT SURROUNDS THE TENNIS COURT / PICKLE BALL COURTS BEYOND THE BUILDING

# PLANTATION ESTATES AMENITY AREA – REST ROOM / STORAGE BUILDING RENDERINGS



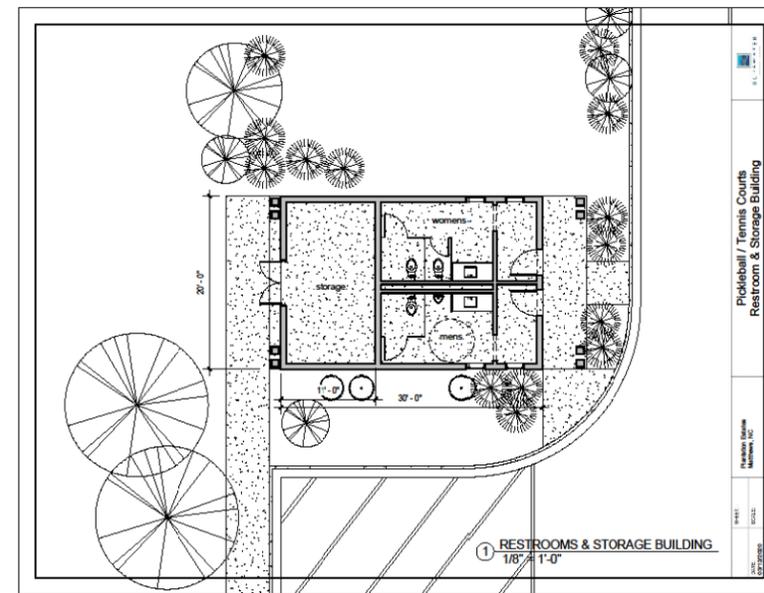
REST ROOM FRONT VIEW FROM PARKING LOT DRIVEWAY



REST ROOM SIDE VIEW FROM TENNIS COURT AMENITY AREA



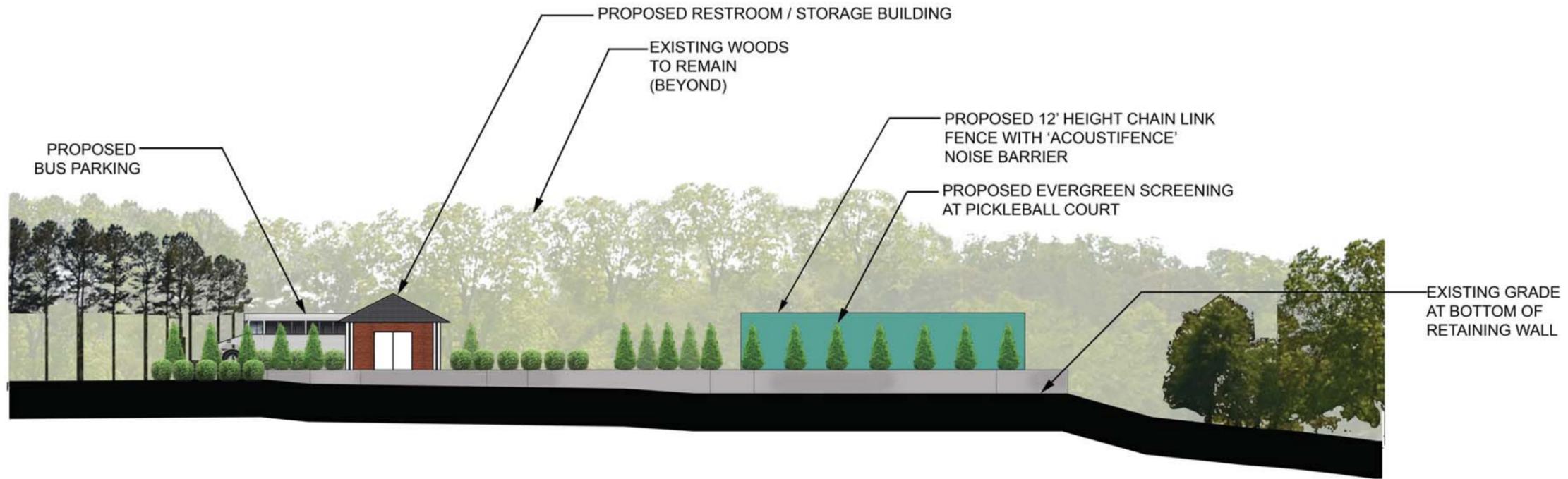
STORAGE FRONT VIEW FROM EDEN HALL NEIGHBORHOOD  
THIS VIEW SCREENED BY THE 50'-0" TREE & SHRUB BUFFER



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



DATE: 3-06-2020



DATE: 3-06-2020

