

## **Agenda Item: Plantation Estates Building Elevations**

**DATE: February 3, 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, 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 office 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.
- Building will be one story approximately 5,000 square feet.
- The Office building will house only ACTS employees.
- 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 office 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:**

Discuss and approve Plantation Estates office building elevations based on submitted plans.



**BLUEWATER**  
DESIGN - BUILD

January 24, 2017

**PLANTATION ESTATES – ADMINISTRATIVE ZONING BUILDING REVIEW**

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 Office Building Elevation Review

Dear Jay,

On Behalf of Acts Retirement Life Communities, we are requesting an Architectural Review and Town Board Approval for the proposed 1 Story Office Building planned for the “Possible Future Development Area” located in the North-East corner of Plantation Estates property as noted in the Approved Residential/Institutional Conditional Zoning Application # 2013-608. We provided the electronic copy of the Site Plan and Building Elevations to Mary Jo Golnitz today and will provide the \$100 Administrative Amendment Fee and the 6 hard copies of the +/- 5,000 SF office building. We believe this request is in compliance. Please contact me with any questions at 704-685-1825.

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: Office Building Site Plan/Footprint  
Office Building Perspective/Elevation



GSF:

NSF:

JOB NO.  
001-01-014

SHEET:

DATE:  
01/17/2017

SCALE:

PLANTATION ESTAES  
733 Plantation Estates Drive  
Matthews, NC 28105

PROPOSED REGIONAL OFFICES



1/20/2017 11:47:57 AM



① East Elevation  
1/16" = 1'-0"



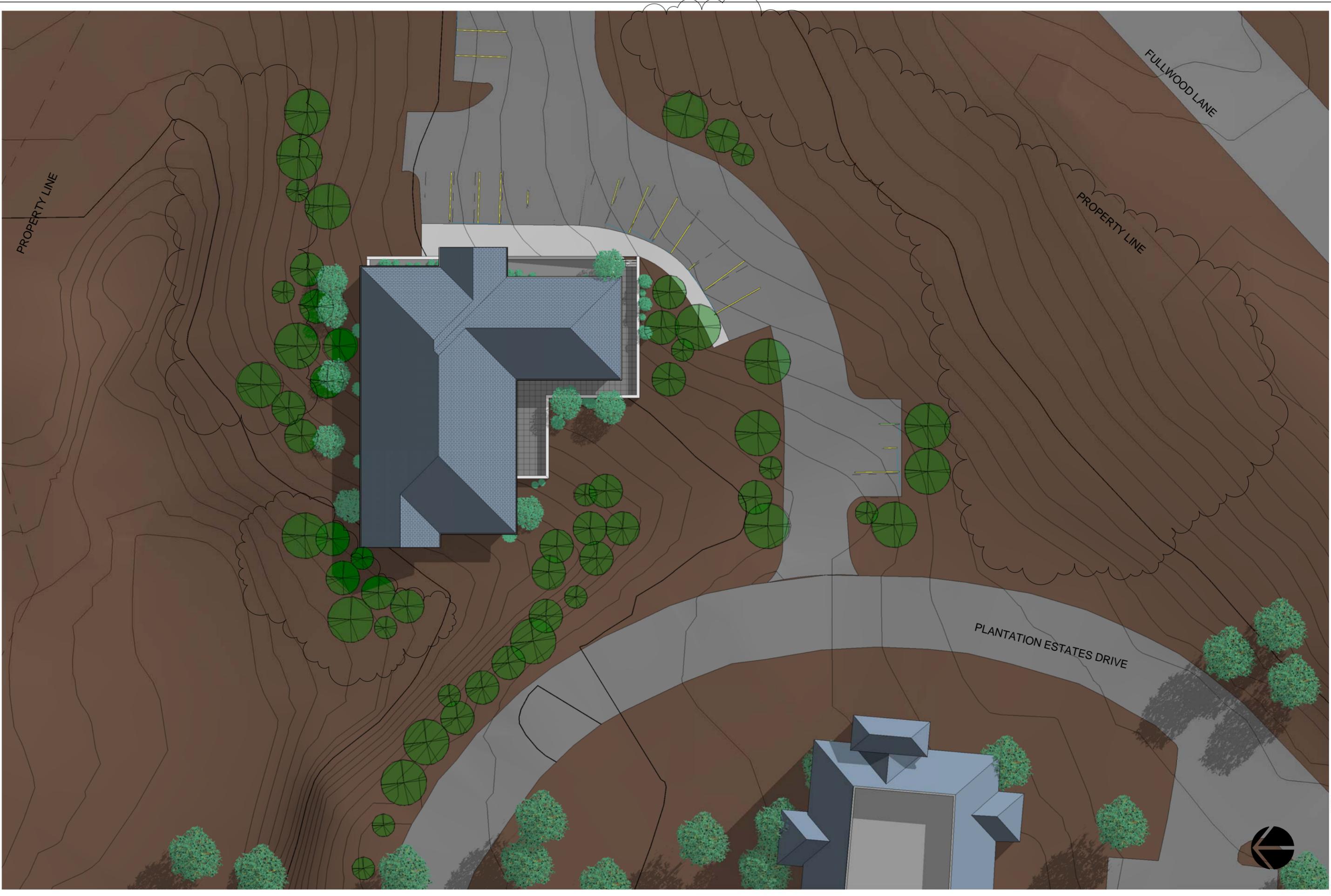
③ South Elevation  
1/16" = 1'-0"



② West Elevation  
1/16" = 1'-0"



④ North Elevation  
1/16" = 1'-0"



GSF:

NSF:

JOB NO.  
001-01-014

SHEET:  
Site Plan

DATE:  
01/17/2017

SCALE:  
1" = 30'-0"

PLANTATION ESTAES  
733 Plantation Estates Drive  
Matthews, NC 28105

### PROPOSED REGIONAL OFFICES

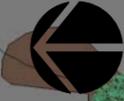


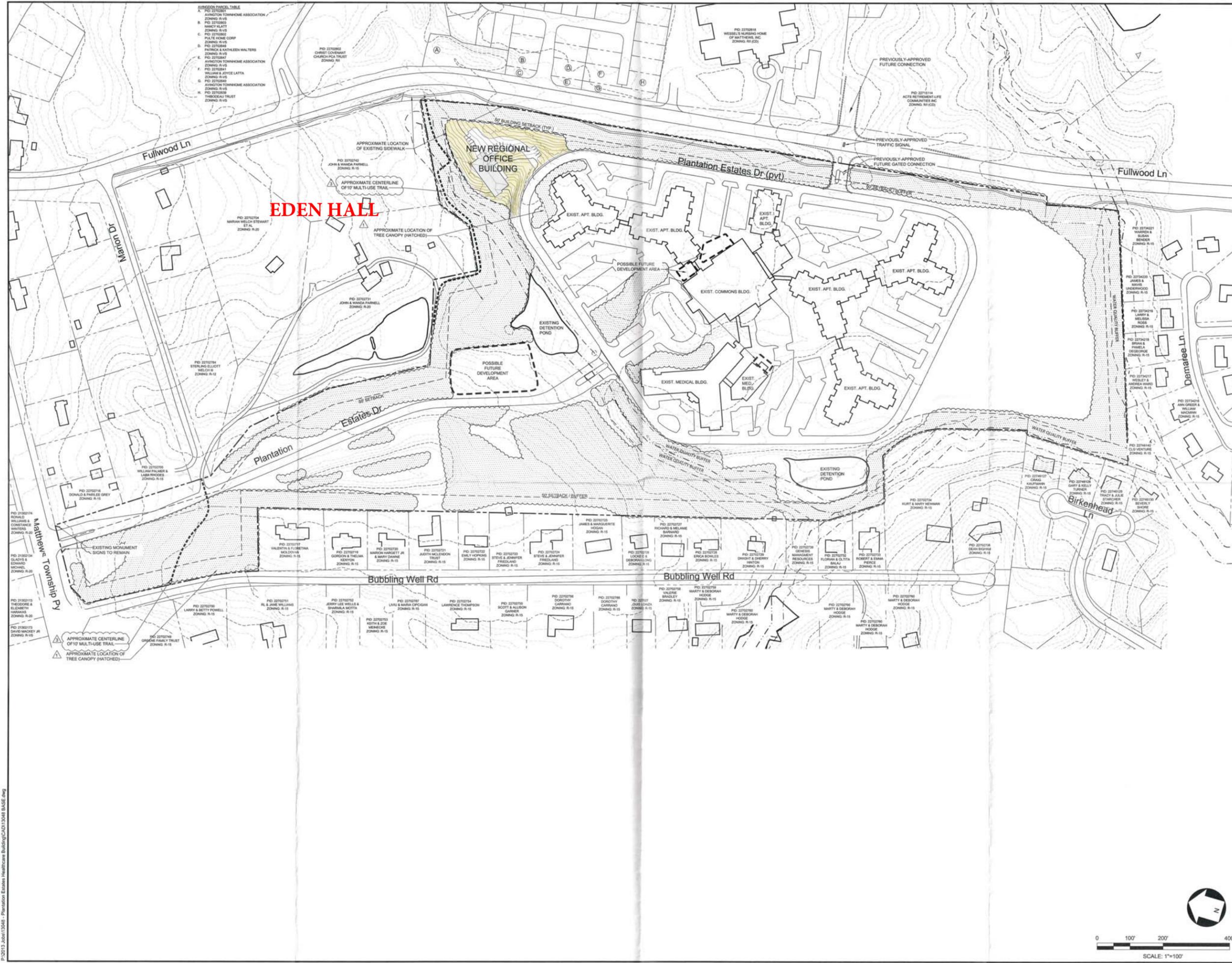
PROPERTY LINE

FULLWOOD LANE

PROPERTY LINE

PLANTATION ESTATES DRIVE





**EDEN HALL**

**NEW REGIONAL OFFICE BUILDING**

P:\2013\_1048 - Plantation Estates Healthcare Building\CA013048 BASE.dwg



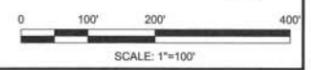
**PLANTATION ESTATES**  
 CONTINUING CARE  
 RETIREMENT COMMUNITY  
 MATTHEWS, NC  
 REZONING APPLICATION #2013-608

**REZONING SITE PLAN**

seals

REVISIONS No.	Date	By	Description

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



**RZ-3**