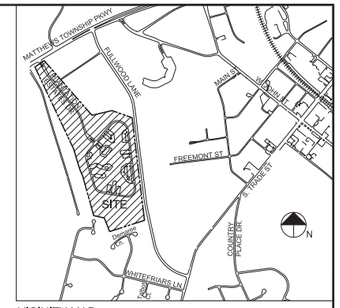
REZONING SUBMITTAL
PLANTATION ESTATES
CONTINUING CARE RETIREMENT COMMUNITY
MATTHEWS, NORTH CAROLINA



VICINITY MAP
NOT TO SCALE

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.

△2 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/I (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/I (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.

△2 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 #589 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/I (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.

△1

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.

△2 △1 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 Mathews Zoning Code at Table 1 for Continuing Care Retirement Communities.

△2 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-I (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

RESIDENTIAL LAND USES:

Approximate Existing Unit Count:	361	Independent Living
Approximate Proposed Unit Count:	49	Independent Living
Total Approximate Final Unit Count:	410	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:	88,000	Square Feet (3 Story Buildings)
Total Approximate Final Floor Area:	550,000	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:	35,000	Square Feet
Total Approximate Final Building Foot Print:	150,000	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 Need Medical Bed Count:	200	(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:	32,500	Square Feet (1 Story Building)
Total Approximate Proposed Combined Floor Area:	152,500	Square Feet
Total Approximate Proposed Final Floor Area:	282,500	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)
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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

△1 **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:		918
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.) 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: 91% (50% Minimum Required)
Total Percentage Proposed Unobstructed Open Space: 89% (50% Minimum Required)

Existing Site Impervious Percentage: 23%
Proposed Site Impervious Percentage (Includes Healthcare Project): 29%

Tree Canopy
Percentage of Canopy Required: 20% (11.4 AC)
Percentage of Canopy Proposed: 20% Minimum

N

0 100' 200' 400'
SCALE: 1"=100'

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

CURRENT
2013-608
7-3-2014

Landworks
Design Group, P.A.
7621 Little Ave., Suite 111
Charlotte, NC 28226
704-841-1004 Fax 704-841-1004

BLUEWATER DESIGN - BUILD

ACTS Retirement-Life Communities

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

COVER SHEET

seals

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT C-253 PROFESSIONAL DESIGN GROUP

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 957 MATTHEW D. LANGSTON

Description
REVISIONS PER STAFF COMMENTS
REVISIONS PER PUBLIC HEARING
MULTI-USE TRAIL REVISIONS

REVISIONS:

No.	Date	By
1	01/27/14	JMC
2	02/26/14	MDL
3	07/03/14	MDL

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

Sheet Number:

RZ-1

SHEET 1 OF 4

CURRENT

2013-608
7-3-2014

Landworks
Design Group, P.A.
7621 Little Ave., Suite 111
Charlotte, NC 28226
704-841-1004 Fax 704-841-1004

BLUEWATER
DESIGN - BUILD

ACTS
Retirement-Life Communities®

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

EXISTING CONDITIONS PLAN

seals

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT C-253

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 957 Matthew D. Langston

REVISIONS:

No.	Date	By	Description
1	07/28/14	AMC	REVISIONS PER STAFF COMMENTS

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

Sheet Number:

RZ-2

SHEET 2 OF 4

SCALE: 1"=100'

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

CURRENT

2013-608
7-3-2014

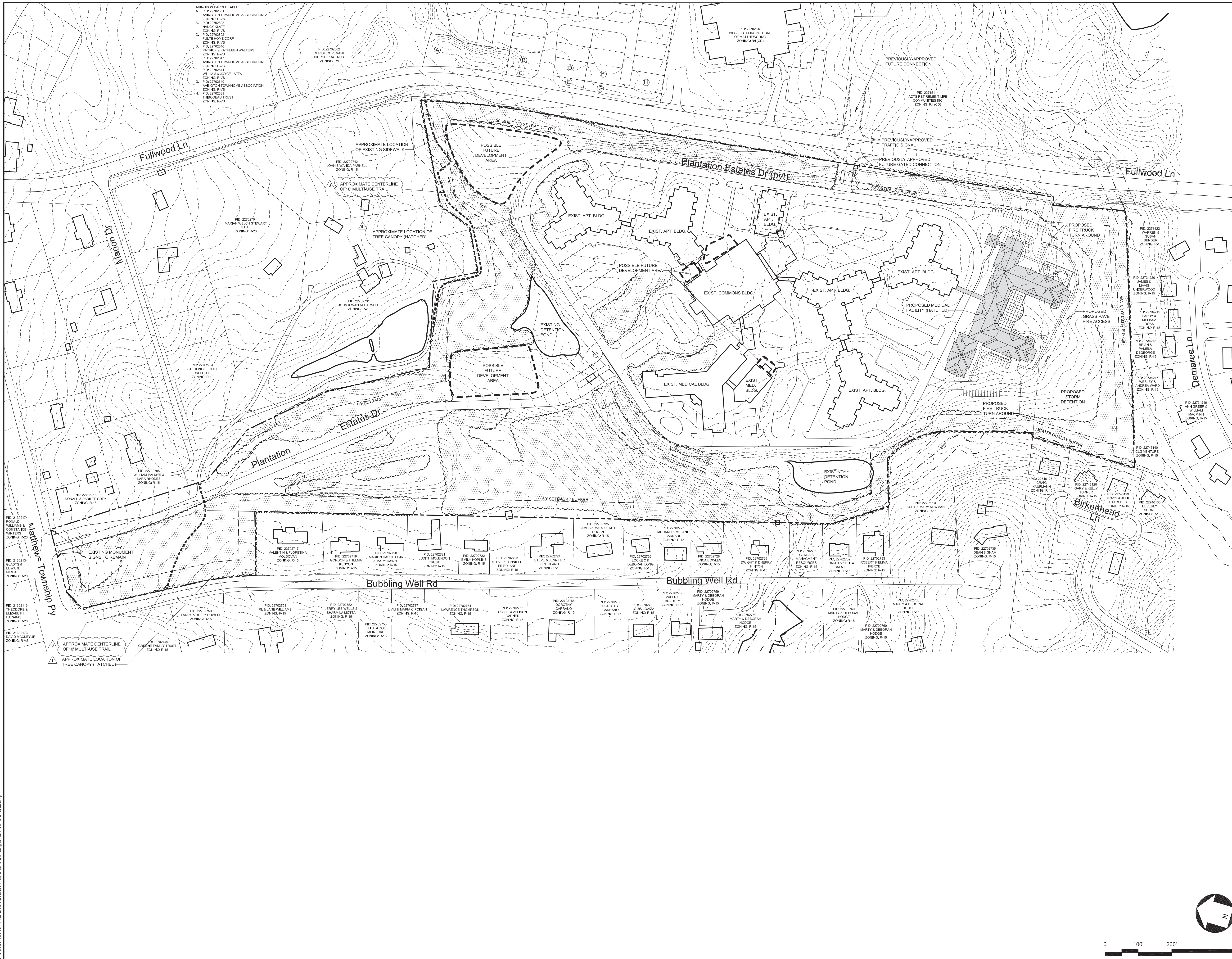
Landworks
Design Group, P.A.
7621 Little Ave., Suite 111
Charlotte, NC 28226
704-841-1604 fax: 704-841-1604

BLUEWATER
DESIGN - BUILD

ACTS
Retirement-Life Communities®

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

REZONING SITE PLAN



seals

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL CORP. P.A. LANDWORKS DESIGN GROUP C-253

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT MATTHEW D. LANGSTON 957

Matthew D. Langston 11/21/13

REVISIONS:

No.	Date	By	Description
1	01/29/14	AMC	REVISIONS PER STAFF COMMENTS
3	07/03/14	MDL	MULTI-USE TRAIL REVISIONS

Project Manager: MDL

Drawn By: MDL

Checked By: .

Date: 11/21/13

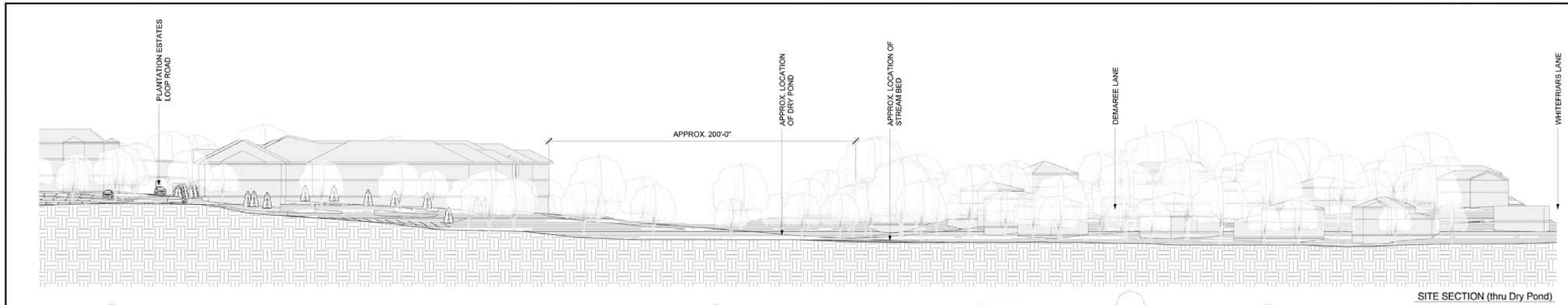
Project Number: 13048

Sheet Number:

RZ-3

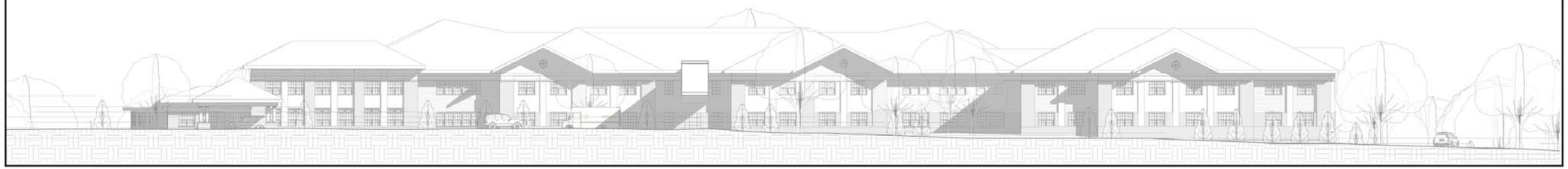
SHEET 3 OF 4

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



SITE SECTION (thru Dry Pond)

CONCEPTUAL ILLUSTRATIONS
SUBJECT TO CHANGE



CURRENT

2013-608
7-3-2014

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

BLUEWATER
DESIGN - BUILD

ACTS
Retirement-Life
Communities

PLANTATION ESTATES
CONTINUING CARE
RETIREMENT COMMUNITY
MATTHEWS, NC
REZONING APPLICATION #XXX

BUILDING
PERSPECTIVE

seals

REVISIONS:
No. Date By Description
01 01/28/2014 SPC SITE SECTION

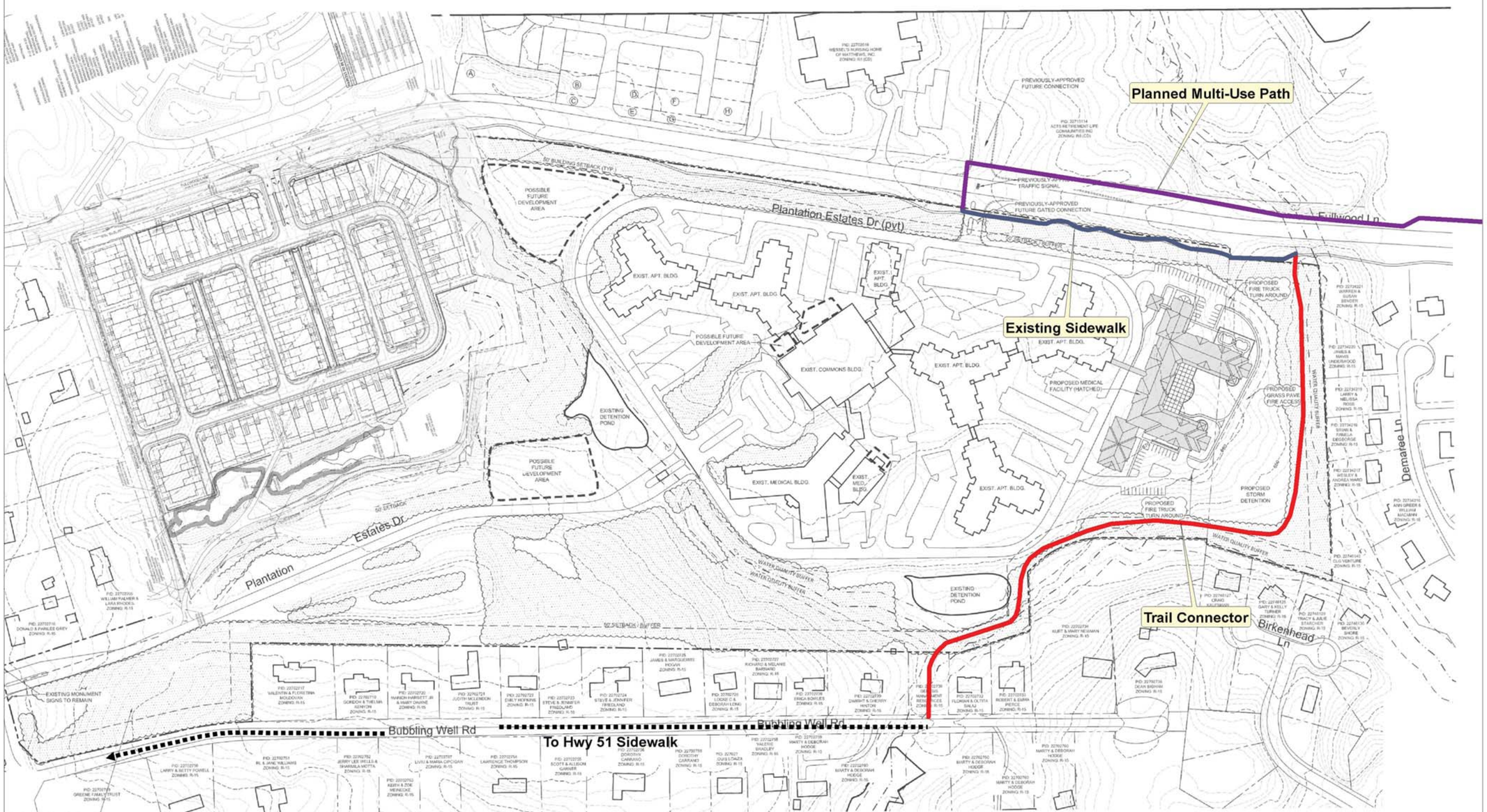
Project Manager: RJR
Drawn By: SPC
Checked By: RJR / ML
Date: 11/21/2013
Project Number: 00-001-011

Sheet Number:

RZ-4

Potential Multi-Use Path Connections across Plantation Estates

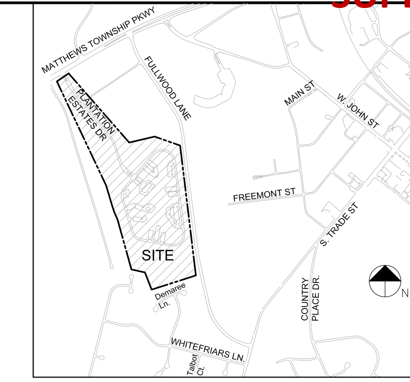
SUPERSEDED 2013-608
6-27-2014



SUPERSEDED

2013-608
2-26-2013

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



VICINITY MAP
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   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.

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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:	91% (50% Minimum Required)
Total Percentage Proposed Unobstructed Open Space:	89% (50% Minimum Required)
Existing Site Impervious Percentage:	23%
Proposed Site Impervious Percentage (Includes Healthcare Project):	29%
Tree Canopy	
Percentage of Canopy Required:	20% (11.4 AC)
Percentage of Canopy Proposed:	20% Minimum

N

0 100' 200' 400'
SCALE: 1"=100'

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

BLUEWATER
DESIGN - BUILD

ACTS
Retirement-Life Communities®

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

COVER
SHEET

seals

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL CORP. LANDWORKS DESIGN GROUP, P.A. C-253

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT MATTHEW D. LANGSTON 957

Matthew D. Langston
11/21/13

REVISIONS:

No.	Date	By	Description
1	01/29/14	AMC	REVISIONS PER STAFF COMMENTS
2	02/26/14	MDL	REVISIONS PER PUBLIC HEARING

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

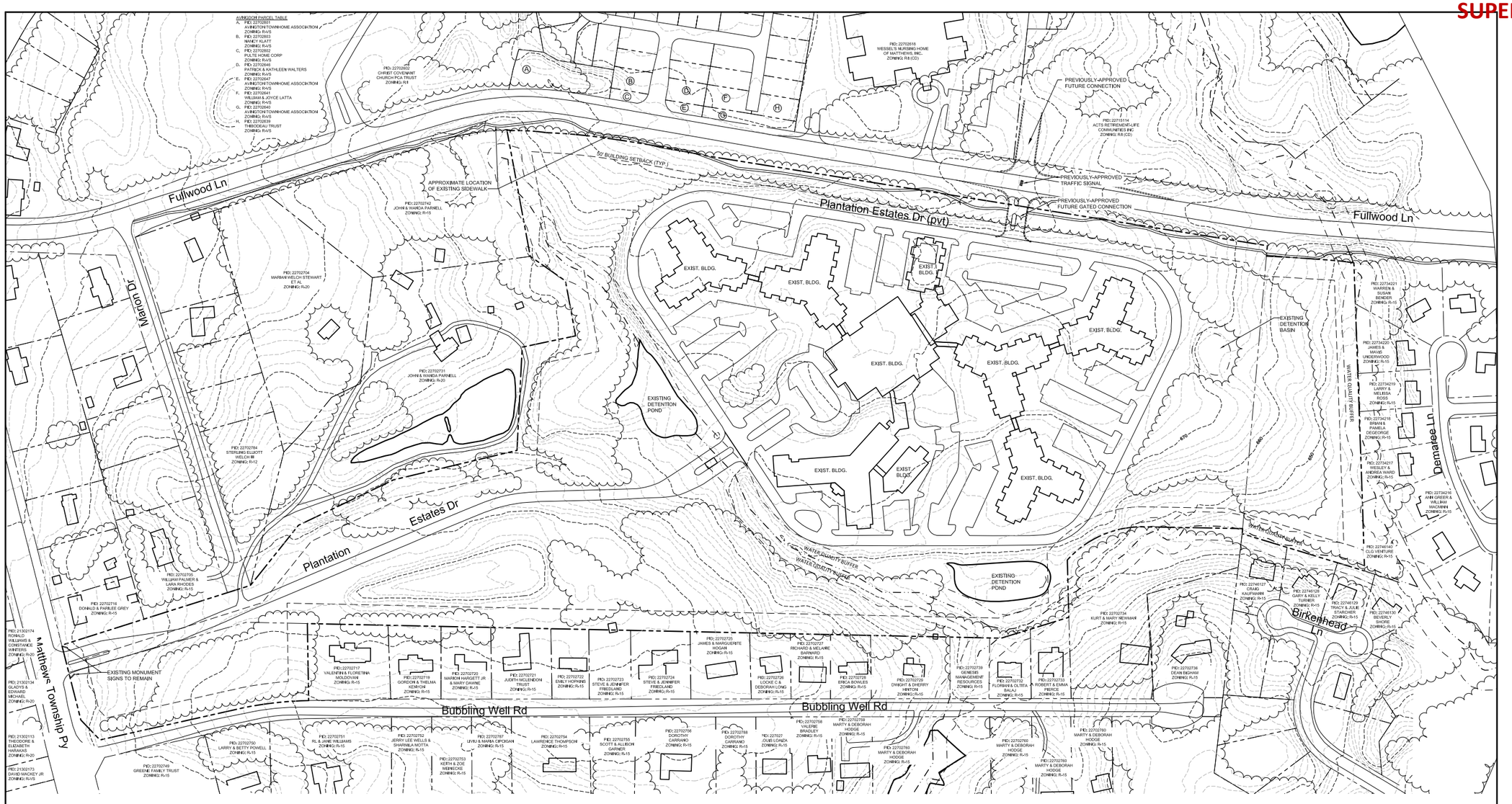
Sheet Number:

RZ-1

SHEET 1 OF 4

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

SUPERSEDED 2013-608
2-26-2013



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

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7621 Little Ave., Suite 111
Charlotte, NC 28226
704-841-1604 Fax 704-841-1604

BLUEWATER DESIGN - BUILD

ACTS Retirement-Life Communities

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

EXISTING CONDITIONS PLAN

seals

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT C-253

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 957

Matthew D. Langston 8/23/13

REVISIONS: No.	Date	By	Description
1	07/29/14	AMC	REVISIONS PER STAFF COMMENTS

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

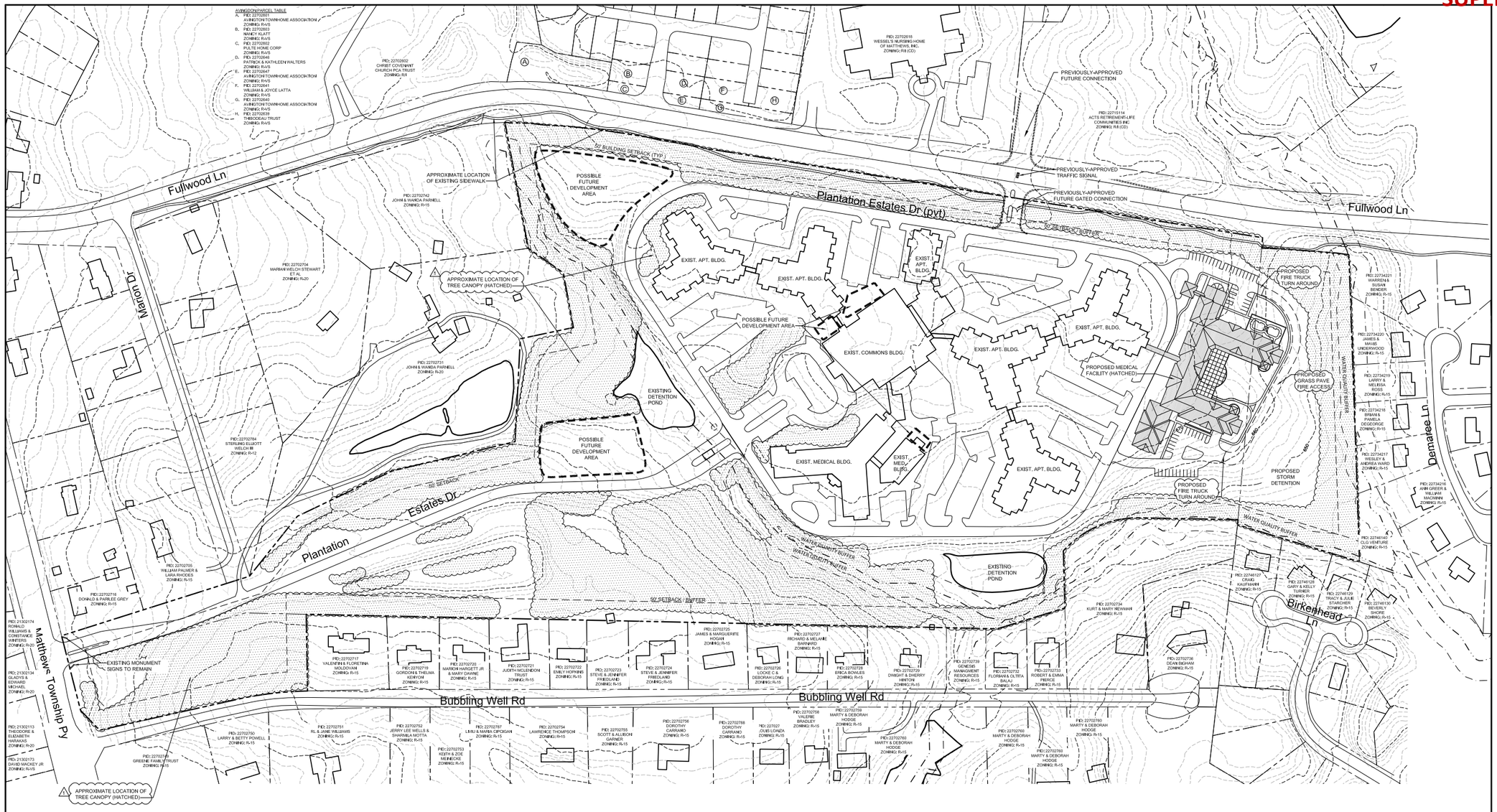
Sheet Number:

RZ-2

SHEET 2 OF 4

SUPERSEDED

2013-608
2-26-2013



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

BLUEWATER DESIGN - BUILD

ACTS Retirement-Life Communities®

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

REZONING SITE PLAN

seals

NORTH CAROLINA C-253 REGISTERED LANDSCAPE ARCHITECT

NORTH CAROLINA 957 REGISTERED LANDSCAPE ARCHITECT Matthew D. Langston 8/19/13

REVISIONS: No.	Date	By	Description
1	01/28/14	AMC	REVISIONS PER STAFF COMMENTS

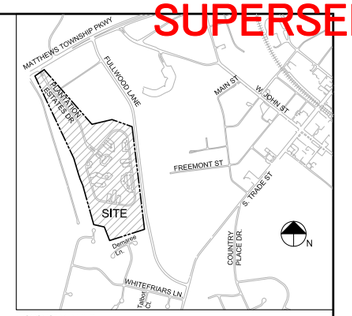
Project Manager:	MDL
Drawn By:	MDL
Checked By:	.
Date:	11/21/13
Project Number:	13048

Sheet Number:

RZ-3

SUPERSEDED 2013-608 1-28-2014

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



VICINITY MAP
NOT TO SCALE

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.

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/I (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/I (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.

4.2. Parking areas are generally indicated on the concept plan for the site.

4.3. The Petitioner will install a traffic signal at the Fullwood Lane driveway entrance as part of Phase III or 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 #589 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/I (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 an additional 15 feet of right-of-way along the stream at the rear of the property, measured from the existing stream swim buffer lines 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 Mathews Zoning Code at Table 1 for Continuing Care Retirement Communities.

SITE DATA

TAX PARCELS:	22702741, 22702743, 22702744
SITE AREA:	APPROXIMATELY 56.88 ACRES (GROSS)
EXISTING ZONING:	C, R-15, R-20
PROPOSED ZONING:	R-I (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

RESIDENTIAL LAND USES:

Approximate Existing Unit Count:	361	Independent Living
Approximate Proposed Unit Count:	49	Independent Living
Total Approximate Final Unit Count:	410	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:	88,000	Square Feet (3 Story Buildings)
Total Approximate Final Floor Area:	550,000	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:	35,000	Square Feet
Total Approximate Final Building Foot Print:	150,000	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 Need Medical Bed Count:	200	(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:	32,500	Square Feet (1 Story Building)
Total Approximate Proposed Combined Floor Area:	152,500	Square Feet
Total Approximate Proposed Final Floor Area:	282,500	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:		918
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.)
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: 91% (50% Minimum Required)
Total Percentage Proposed Unobstructed Open Space: 89% (50% Minimum Required)

Existing Site Impervious Percentage: 23%
Proposed Site Impervious Percentage (Includes Healthcare Project): 29%

Tree Canopy
Percentage of Canopy Required: 20% (11.4 AC)
Percentage of Canopy Proposed: 20% Minimum

0 100' 200' 400'
SCALE: 1"=100'

Landworks
Design Group, P.A.
7621 Little Ave., Suite 111
Charlotte, NC 28226
704-841-1004 Fax 704-841-1004

BLUEWATER DESIGN - BUILD

ACTS Retirement-Life Communities

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

COVER SHEET

seals

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT C-253

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 957 Matthew D. Langston 8/20/15

REVISIONS:
No. – Date 01/28/14 By AMC
Description REVISIONS PER STAFF COMMENTS

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

Sheet Number:
RZ-1

SHEET 1 OF 4

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

SUPERSEDED

2013-608
1-28-2014

AVINGTON PARCEL TABLE
A. PID: 22702681
AVINGTON TOWNHOME ASSOCIATION
ZONING: R-VS
B. PID: 22702683
NANCY KLATT
ZONING: R-VS
C. PID: 22702682
PULTE HOME CORP
ZONING: R-VS
D. PID: 22702646
PATRICK & KATHLEEN WALTERS
ZONING: R-VS
E. PID: 22702647
AVINGTON TOWNHOME ASSOCIATION
ZONING: R-VS
F. PID: 22702644
WILLIAM & JOYCE LATTA
ZONING: R-VS
G. PID: 22702640
AVINGTON TOWNHOME ASSOCIATION
ZONING: R-VS
H. PID: 22702639
THIBODEAU TRUST
ZONING: R-VS

PID: 22702602
CHRIST COVENANT CHURCH PCA TRUST
ZONING: R-R

PID: 22702618
WESSELS NURSING HOME OF MATTHEWS, INC.
ZONING: R-8 (CD)

PREVIOUSLY-APPROVED FUTURE CONNECTION

PID: 22715114
ACTS RETIREMENT-LIFE COMMUNITIES INC
ZONING: R-8 (CD)

50' BUILDING SETBACK (TYP.)

PREVIOUSLY-APPROVED TRAFFIC SIGNAL

PREVIOUSLY-APPROVED FUTURE GATED CONNECTION

Fullwood Ln

APPROXIMATE LOCATION OF EXISTING SIDEWALK

Plantation Estates Dr (pvt)

PID: 22702740
JOHN & WANDA PARNELL
ZONING: R-15

Marion Dr

PID: 22702704
MARIAN WELCH STEWART ET AL
ZONING: R-20

PID: 22702731
JOHN & WANDA PARNELL
ZONING: R-20

EXIST. BLDG.

EXISTING DETENTION POND

EXISTING DETENTION BASIN

WATER QUALITY BUFFER

Demaree Ln

PID: 22734221
WARREN & SUSAN BENDER
ZONING: R-15

PID: 22734220
JAMES & MAVIS UNDERWOOD
ZONING: R-15

PID: 22734219
LARRY & MELISSA ROSS
ZONING: R-15

PID: 22734218
BRIAN & PAMELA DEGEORGE
ZONING: R-15

PID: 22734217
WESLEY & ANEMEA WARD
ZONING: R-15

PID: 22734216
ANN GREER & WILLIAM MACHINE
ZONING: R-15

PID: 22746140
CLG VENTURE
ZONING: R-15

PID: 22702784
STERLING ELLIOTT WELCH III
ZONING: R-12

Estates Dr

Plantation

PID: 22702705
WILLIAM PALMER & LARA RHODES
ZONING: R-15

PID: 22702716
DONALD & PARILEE GREY
ZONING: R-15

WATER QUALITY BUFFER

EXISTING DETENTION POND

PID: 22746127
CRAIG KAUFMANN
ZONING: R-15

PID: 22746128
GARY & KELLY TURNER
ZONING: R-15

PID: 22746129
TRACY & JULIE STARCHER
ZONING: R-15

PID: 22746130
BEVERLY SHORE
ZONING: R-15

Birkenhead Ln

PID: 22702734
KURT & MARY NEWMAN
ZONING: R-15

PID: 22702736
DEAN INGHAM
ZONING: R-15

PID: 21302174
RONALD WILLIAMS & CONSTANCE WHITERS
ZONING: R-20

PID: 21302134
GLADYS & EDWARD MICHAEL
ZONING: R-20

PID: 21302113
THEODORE & ELIZABETH HARAKAS
ZONING: R-20

PID: 21302173
DAVID MACKEY JR
ZONING: R-VS

Matthews Township Py

EXISTING MONUMENT SIGNS TO REMAIN

PID: 22702717
VALENTINA FLORETINA MOLDOVAN
ZONING: R-15

PID: 22702718
GORDON & THELMA KENYON
ZONING: R-15

PID: 22702720
MARION HARGETT JR & MARY DAWNE
ZONING: R-15

PID: 22702721
JUDITH MCLENDON TRUST
ZONING: R-15

PID: 22702722
EMILY HOPKINS
ZONING: R-15

PID: 22702723
STEVE & JENNIFER FRIEDLAND
ZONING: R-15

PID: 22702724
STEVE & JENNIFER FRIEDLAND
ZONING: R-15

PID: 22702725
JAMES & MARGUERITE HOGAN
ZONING: R-15

PID: 22702726
LOCKE C & DEBORAH LONG
ZONING: R-15

PID: 22702727
RICHARD & MELAINE BARNARD
ZONING: R-15

PID: 22702728
ERICA BOWLES
ZONING: R-15

PID: 22702729
DWIGHT & DHERRY HINTON
ZONING: R-15

PID: 22702739
GENESIS MANAGEMENT RESOURCES
ZONING: R-15

PID: 22702732
FLORIAN & OLTITA BALAJ
ZONING: R-15

PID: 22702733
ROBERT & EMMA PIERCE
ZONING: R-15

Bubbling Well Rd

Bubbling Well Rd

PID: 22702750
LARRY & BETTY POWELL
ZONING: R-15

PID: 22702751
RL & JANE WILLIAMS
ZONING: R-15

PID: 22702752
JERRY LEE WELLS & SHARMILA MOTTA
ZONING: R-15

PID: 22702753
KEITH & ZOE MEINECKE
ZONING: R-15

PID: 22702787
LIVIU & MARIA CIPOSAN
ZONING: R-15

PID: 22702754
LAWRENCE THOMPSON
ZONING: R-15

PID: 22702755
SCOTT & ALLISON GARNER
ZONING: R-15

PID: 22702756
DOROTHY CARRANO
ZONING: R-15

PID: 22702788
DOROTHY CARRANO
ZONING: R-15

PID: 227027
ZOJEI LOADZA
ZONING: R-15

PID: 22702758
VALERIE BRADLEY
ZONING: R-15

PID: 22702759
MARTY & DEBORAH HODGE
ZONING: R-15

PID: 22702760
MARTY & DEBORAH HODGE
ZONING: R-15

PID: 22702763
MARTY & DEBORAH HODGE
ZONING: R-15

PID: 22702749
GREENE FAMILY TRUST
ZONING: R-15

PID: 22702780
MARTY & DEBORAH HODGE
ZONING: R-15

PID: 22702760
MARTY & DEBORAH HODGE
ZONING: R-15

N

0 100' 200' 400'

SCALE: 1"=100'

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BLUEWATER DESIGN - BUILD

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

EXISTING CONDITIONS PLAN

seals

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT C-253

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 957 Matthew D. Langston

REVISIONS:

No.	Date	By	Description
1	07/28/14	AMC	REVISIONS PER STAFF COMMENTS

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

Sheet Number:

RZ-2

SHEET 2 OF 4

SUPERSEDED 2013-608
1-28-2014

AVINGTON PARCEL TABLE
A. PID: 22702661
AVINGTON TOWNHOME ASSOCIATION
ZONING: R-VS
B. PID: 22702803
NANCY KLATT
ZONING: R-VS
C. PID: 22702802
PULTE HOME CORP
ZONING: R-VS
D. PID: 22702646
PATRICK & KATHLEEN WALTERS
ZONING: R-VS
E. PID: 22702647
AVINGTON TOWNHOME ASSOCIATION
ZONING: R-VS
F. PID: 22702645
WILLIAM & JOYCE LATTA
ZONING: R-VS
G. PID: 22702640
AVINGTON TOWNHOME ASSOCIATION
ZONING: R-VS
H. PID: 22702639
THIBODEAU TRUST
ZONING: R-VS

PID: 22702602
CHRIST COVENANT CHURCH PCA TRUST
ZONING: R-1

PID: 22702618
WESSELS NURSING HOME OF MATTHEWS, INC.
ZONING: R-8 (CD)

PREVIOUSLY-APPROVED FUTURE CONNECTION

PID: 22715114
ACTS RETIREMENT-LIFE COMMUNITIES INC
ZONING: R-8 (CD)

50' BUILDING SETBACK (TYP.)

PREVIOUSLY-APPROVED TRAFFIC SIGNAL

PREVIOUSLY-APPROVED FUTURE GATED CONNECTION

Fullwood Ln

APPROXIMATE LOCATION OF EXISTING SIDEWALK

POSSIBLE FUTURE DEVELOPMENT AREA

Plantation Estates Dr (pvt)

50' BUFFER

PID: 22702742
JOHN & WANDA PARNELL
ZONING: R-15

PID: 22702704
MARIAN WELCH STEWART ET AL
ZONING: R-20

APPROXIMATE LOCATION OF TREE CANOPY (HATCHED)

Marion Dr

EXIST. APT. BLDG.

EXIST. APT. BLDG.

EXIST. APT. BLDG.

POSSIBLE FUTURE DEVELOPMENT AREA

EXIST. APT. BLDG.

EXIST. COMMONS BLDG.

EXIST. APT. BLDG.

PID: 22702731
JOHN & WANDA PARNELL
ZONING: R-20

EXISTING DETENTION POND

WATER QUALITY BUFFER

PID: 22734321
WARREN & SUSAN BENDER
ZONING: R-15

PID: 22734220
JAMES & MAVIS UNDERWOOD
ZONING: R-15

PID: 22734219
LARRY & MELISSA ROSS
ZONING: R-15

PID: 22734218
BRIAN & PAMELA DEGEORGE
ZONING: R-15

PID: 22734217
WESLEY & ANDREA WARD
ZONING: R-15

PID: 22734216
ANN GREER & WILLIAM MACINNIS
ZONING: R-15

Demaree Ln

PID: 22702784
STERLING ELLIOTT WELCH III
ZONING: R-12

EXIST. MEDICAL BLDG.

EXIST. MED. BLDG.

EXIST. APT. BLDG.

PROPOSED MEDICAL FACILITY (HATCHED)

PROPOSED STORM DETENTION

WATER QUALITY BUFFER

PID: 22746140
CLG VENTURE
ZONING: R-15

50' SETBACK

Estates Dr

Plantation

WATER QUALITY BUFFER

WATER QUALITY BUFFER

EXISTING DETENTION POND

50' SETBACK / BUFFER

PID: 22746127
CRAIG KAUFMANN
ZONING: R-15

PID: 22746128
GARY & KELLY TURNER
ZONING: R-15

PID: 22746129
TRACY & JULIE STANDRIDGE
ZONING: R-15

PID: 22746130
BEVERLY SHORE
ZONING: R-15

Birkenhead Ln

PID: 22702734
KURT & MARY MEWHAN
ZONING: R-15

PID: 21302174
RONALD WILLIAMS & CONSTANCE WINTERS
ZONING: R-20

PID: 22702716
DONALD & PARLEE GREY
ZONING: R-15

PID: 22702705
WILLIAM PALMER & LARA RHODES
ZONING: R-15

EXISTING MONUMENT SIGNS TO REMAIN

Matthews Township Py

PID: 22702717
VALENTIN & FLORETINA MOLDOVAN
ZONING: R-15

PID: 22702719
GORDON & THELMA KENYON
ZONING: R-15

PID: 22702720
MARION HASSETT JR & MARY DAWNE
ZONING: R-15

PID: 22702721
JUDITH MCLENDON TRUST
ZONING: R-15

PID: 22702722
EMILY HOPKINS
ZONING: R-15

PID: 22702723
STEVE & JENNIFER FREELAND
ZONING: R-15

PID: 22702724
STEVE & JENNIFER FREELAND
ZONING: R-15

PID: 22702725
JAMES & MARGUERITE HOGAN
ZONING: R-15

PID: 22702726
LOCKE C & DEBORAH LONG
ZONING: R-15

PID: 22702727
RICHARD & MELANIE BARNARD
ZONING: R-15

PID: 22702728
ERICA BOWLES
ZONING: R-15

PID: 22702729
DWIGHT & SHERRY HINTON
ZONING: R-15

PID: 22702739
GENESIS MANAGEMENT RESOURCES
ZONING: R-15

PID: 22702732
FLORIMA & OLTITA BALAJ
ZONING: R-15

PID: 22702733
ROBERT & EMMA PIERCE
ZONING: R-15

PID: 22702736
DEAN BIGHAM
ZONING: R-15

Bubbling Well Rd

Bubbling Well Rd

PID: 21302113
THEODORE & ELIZABETH HARAKAS
ZONING: R-20

PID: 21302134
GLADYS & EDWARD MICHAEL
ZONING: R-20

PID: 21302173
DAVID MACKEY JR
ZONING: R-15

PID: 22702750
LARRY & BETTY POWELL
ZONING: R-15

PID: 22702751
RL & JANE WILLIAMS
ZONING: R-15

PID: 22702752
JERRY LEE WELLS & SHARMILA MOTTA
ZONING: R-15

PID: 22702753
KEITH & ZOE MCINTOSH
ZONING: R-15

PID: 22702787
LIVIU & MARIA CIPCIGAN
ZONING: R-15

PID: 22702754
LAWRENCE THOMPSON
ZONING: R-15

PID: 22702755
SCOTT & ALLIEON CRAWFORD
ZONING: R-15

PID: 22702756
DOROTHY CARRANO
ZONING: R-15

PID: 22702788
DOROTHY CARRANO
ZONING: R-15

PID: 227027
LOUIS LOAIZA
ZONING: R-15

PID: 22702756
VALERIE BRADLEY
ZONING: R-15

PID: 22702759
MARTY & DEBORAH HODGE
ZONING: R-15

PID: 22702760
MARTY & DEBORAH HODGE
ZONING: R-15

PID: 22702760
MARTY & DEBORAH HODGE
ZONING: R-15

PID: 22702760
MARTY & DEBORAH HODGE
ZONING: R-15

PID: 22702760
MARTY & DEBORAH HODGE
ZONING: R-15

PID: 22702760
MARTY & DEBORAH HODGE
ZONING: R-15

PID: 22702763
MARTY & DEBORAH HODGE
ZONING: R-15

PID: 22702749
GREENE FAMILY TRUST
ZONING: R-15

APPROXIMATE LOCATION OF TREE CANOPY (HATCHED)

N

0 100' 200' 400'

SCALE: 1"=100'

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BLUEWATER DESIGN - BUILD

ACTS Retirement-Life Communities

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

REZONING SITE PLAN

seals

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT C-253

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 957 MICHAEL D. LANGSTON 8/13/13

REVISIONS: No.	Date	By	Description
1	01/28/14	AMC	REVISIONS PER STAFF COMMENTS

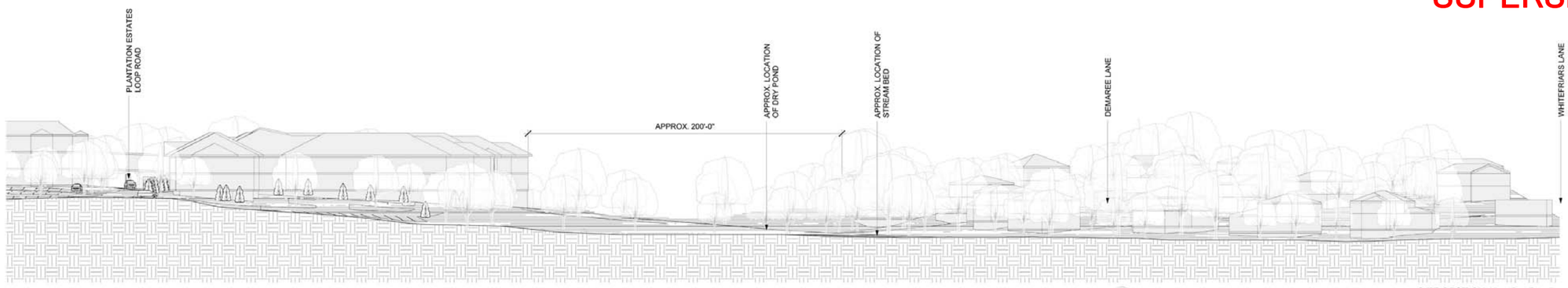
Project Manager: MDL
Drawn By: MDL
Checked By: .
Date: 11/21/13
Project Number: 13048

Sheet Number:

RZ-3

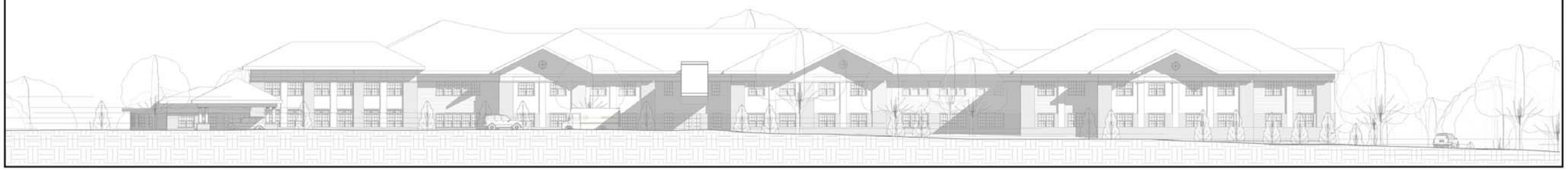
SHEET 3 OF 4

SUPERSEDED 2013-608
1-28-2014



SITE SECTION (thru Dry Pond)

CONCEPTUAL ILLUSTRATIONS
SUBJECT TO CHANGE



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BLUEWATER
DESIGN - BUILD

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PLANTATION ESTATES
CONTINUING CARE
RETIREMENT COMMUNITY
MATTHEWS, NC
REZONING APPLICATION #XXX

BUILDING PERSPECTIVE

seals

REVISIONS:
No. Date By Description
01 01/29/2014 SPC SITE SECTION

Project Manager: RJR
Drawn By: SPC
Checked By: RJR / ML
Date: 11/21/2013
Project Number: 00-001-011

Sheet Number:

RZ-4

CURRENT 2013-608
1-28-2014

BLUEWATER
DESIGN - BUILD

January 28, 2014

PLANTATION ESTATES EXISTING BUILDING REZONING PHOTOS

Project: Plantation Estates - Matthews Rezoning 2013-608
733 PE Drive, Matthews, NC - BWDB #001-01-011

1. Plantation Estates – Main Commons Building

2. PE Existing 2-Story Healthcare Building

BLUEWATER
DESIGN - BUILD

3. PE Existing 2 Story Healthcare Building

4. PE Existing Typical 4 Story Apartment Building

Plantation Estates Typical Existing Building Materials List:

a. Exterior Wall Veneer – Red Brick & White Trim
b. Mansard Roof Material – Black Fiberglas Shingle
c. Flat Roof Material – White Single Ply Membrane
d. Specialty Roof Material - Standing Seam Metals
e. New Building Materials – Grey Synthetic Stucco

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5. Existing New 3 Story Apartment Building

6. PE Existing New 2 Story Pool/Fitness Center

Respectfully Submitted,
Bluewater Design-Build, LLC

Bob Romano

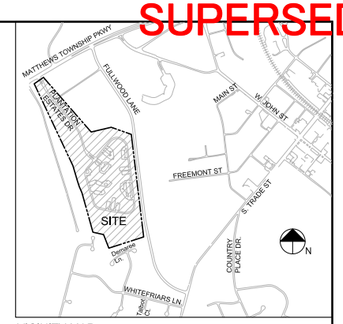
Robert J. Romano, AIA, NCARB, A-DBIA, CCCA, EDAC, LEED AP BD+C
Project Manager

Copy: Jay Camp, Senior Planner, Town of Matthews

SUPERSEDED

2013-608
11-25-2013

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



VICINITY MAP
NOT TO SCALE

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.

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/I (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/I (CD) district and as described in §153.195.

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.

4.2. Parking areas are generally indicated on the concept plan for the site.

5. Architectural Standards

5.1. The development of the site will be governed by the district regulations of the Zoning Ordinance for the R/I (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.

SITE DATA

TAX PARCELS:	22702741, 22702743, 22702744
SITE AREA:	APPROXIMATELY 56.88 ACRES (GROSS)
EXISTING ZONING:	C, R-15, R-20
PROPOSED ZONING:	R-I (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

RESIDENTIAL LAND USES:

Approximate Existing Unit Count:	361	Independent Living
Approximate Proposed Unit Count:	49	Independent Living
Total Approximate Final Unit Count:	410	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:	88,000	Square Feet (3 Story Buildings)
Total Approximate Final Floor Area:	550,000	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:	35,000	Square Feet
Total Approximate Final Building Foot Print:	150,000	Square Feet
Total percentage Increase Final Building Foot Print:	29%	Square Feet

NON-RESIDENTIAL LAND USES:

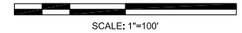
Approximate Existing Medical Facility Bed Count:	140	(60 Assisted Living + 80 Skilled Nursing)
Approximate Proposed New Medical Bed Count:	120	(New Skilled Nursing Medical Building)
Approximate Renewed Medical Facility Bed Count:	80	(Renovated Assisted Living Building)
Total Approximate Final Need Medical Bed Count:	200	(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:	32,500	Square Feet (1 Story Building)
Total Approximate Proposed Combined Floor Area:	152,500	Square Feet
Total Approximate Proposed Final Floor Area:	282,500	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	(Staff Verify)
Total Parking Required:		600	
Total Parking Proposed:		1,000	
Total Parking Existing:		918	
Total Proposed New Spaces:		82	
Total Percentage Existing Accessory Use Floor Area to Total Floor Area:		9%	(Zoning<20%)
Total Percentage Proposed Accessory Use Floor Area to Total Floor Area		9%	(Zoning<20%)
Total Percentage Existing Open Space:		91%	
Total Percentage Proposed Open Space:		89%	



SCALE: 1"=100'

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MATTHEWS, NC
REZONING APPLICATION #XXX

COVER SHEET

seals

NORTH CAROLINA BOARD FOR LICENSING OF ARCHITECTURE, ENGINEERING AND SURVEYING — C-253 — ENGINEERING DESIGN FIRM

NORTH CAROLINA BOARD FOR LICENSING OF LANDSCAPE ARCHITECTS — 957 — LANDSCAPE ARCHITECTURAL DESIGN FIRM

Matthew D. Langston
8/30/13

REVISIONS:

No.	Date	By	Description

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

Sheet Number:

RZ-1

SUPERSEDED

2013-608
11-25-2013

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REZONING APPLICATION #XXX

EXISTING CONDITIONS PLAN

seals

NORTH CAROLINA BOARD OF LANDSCAPE ARCHITECTURAL EXAMINERS C-253

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 957 Matthew D. Langston 9/3/13

REVISIONS

No.	Date	By	Description

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

Sheet Number:

RZ-2

SHEET 2 OF 4

SCALE: 1"=100'

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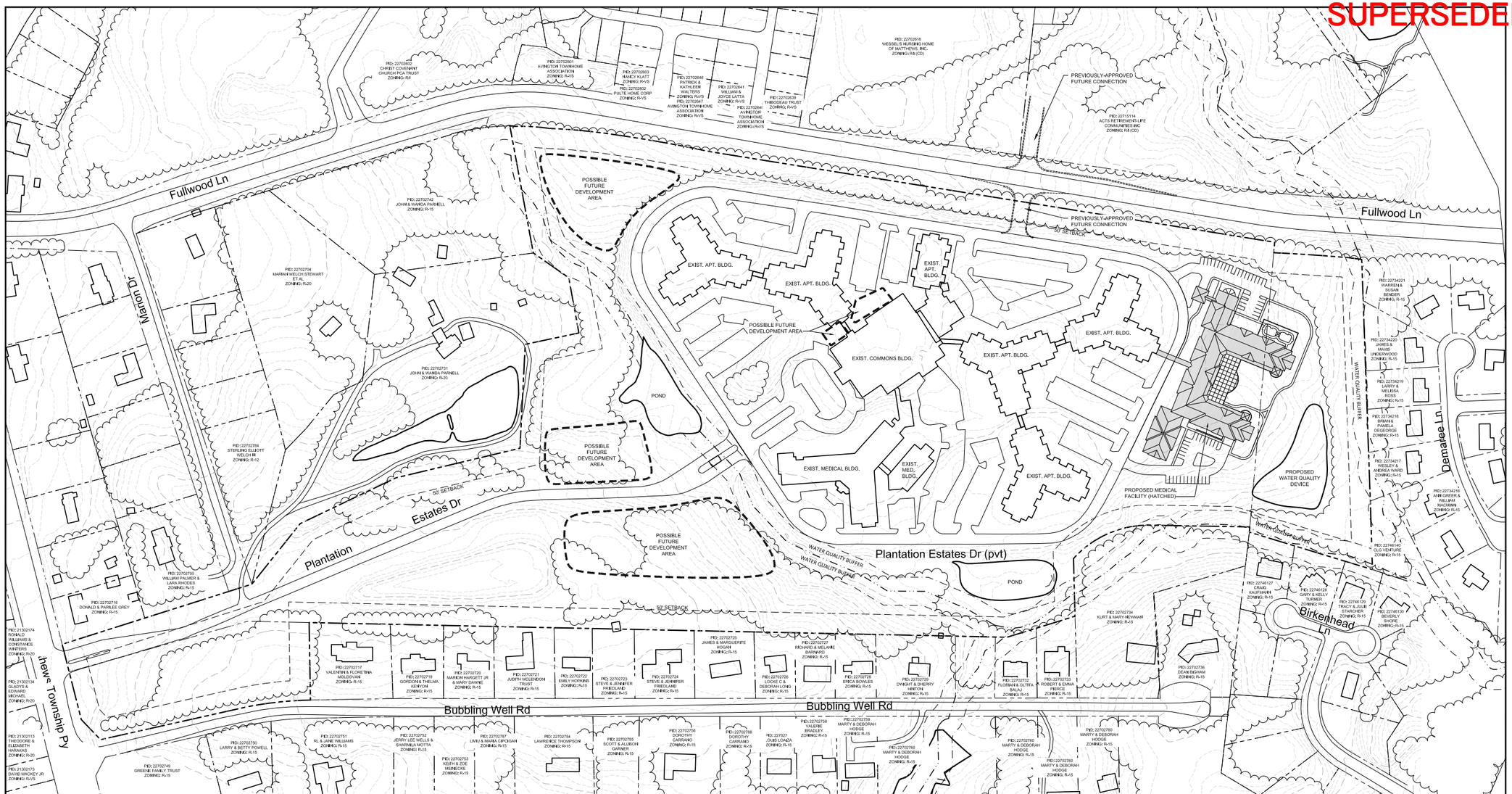
11-25-2013



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REZONING APPLICATION #XXX

REZONING
SITE PLAN

seals

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT C-253

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 957 Matthew D. Langston

REVISIONS:
No. | Date | By | Description

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

Sheet Number:

RZ-3

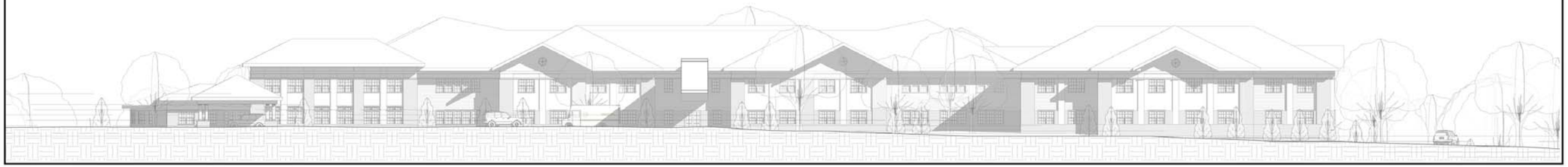
SHEET 3 OF 4

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

SUPERSEDED

2013-608
11-25-2013

CONCEPTUAL ILLUSTRATION
SUBJECT TO CHANGE



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BLUEWATER
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CONTINUING CARE
RETIREMENT COMMUNITY
MATTHEWS, NC
REZONING APPLICATION #XXX

BUILDING
PERSPECTIVE

seals

REVISIONS:
No. Date By Description

Project Manager: RJR
Drawn By: SPC
Checked By:
Date: 11/21/2013
Project Number:

Sheet Number:

RZ-4