

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

TO: Mayor and Board of Commissioners  
FROM: Mary Jo Gollnitz, Senior Planner  
DATE: April 3, 2020

### **Background/Issue:**

At the July 14, 2014 Town Board meeting, rezoning and build-out plans for Plantation Estates application 2013-608 was approved. As part of the development plans, Note 3.1 states: *"Future Development Areas shown on the Site Plan will be subject to Town Board approval."*

Bluewater Design-Build, LLC is requesting elevation approval for a proposed rest room/storage building within one of the "future development areas" shown on the approved rezoning plans.

Applicant submitted similar plans in November 2019 that were denied. The Board was concerned about noise to the adjacent property owners, lighting, vegetation removal/screening and hours of access to the facilities.

Plantation Estates is proposing to add an AcoustiFence around the tennis/pickle ball court. Information regarding this fence and how it reduces the noise levels is attached.

### **Additional information:**

- There will be an approximate 125' depth tree buffer between the amenities and Eden Hall Subdivision
- A 50' depth tree and shrub buffer will be along Fullwood Lane.
- Rest room/storage facility will be approximately 1,000 square feet one story building.
- Building will be located in the northwest corner of the development closest to Eden Hall and Fullwood Lane.
- The building will accommodate residents while they are at the proposed adjacent tennis/pickle ball court.
- 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.
- There will be one tennis court that will be stripped to accommodate 2 pickle ball courts.
- A 12' tall chain link fence is being proposed around the tennis court with the addition of an 8' AcoustiFence noise barrier.
- Parking for residents and Plantation Estates buses will also be installed.
- All landscape buffers, building setbacks, and parking requirements in Matthews UDO will have to be met as part of the permitting process.

### **Proposal/Solution:**

The proposed new building meets the requirements set out in the approved rezoning 2013-608.

### **Financial Impact:**

None

**Related Town Goal(s) and/or Strategies:**

Economic Development/Land Use Planning

**Recommended Motion/Action:**

Approve Plantation Estates rest room/storage building elevations, parking, and tennis/pickle ball court based on submitted plans.

**STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES  
Final Decisions on Zoning-Related Issues**

**BUILDING ELEVATION AND AMENITIES Plantation Estates**

**Matthews Town Board adopts the checked statement below:**

A)  The requested zoning action, as most currently amended, is **approved**, and has been found to be **CONSISTENT** with the Matthews Land Use Plan (or other document(s)) as follows:

it supports the economic viability and available recreational services for residents at Plantation Estates.

The site plan modifications, building square footage and architectural revisions are consistent with the general vision from the original rezoning plan approved in 2014.

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**OR**

B)  The requested zoning action, as most currently amended, is **not approved**, and has been found to be **INCONSISTENT** with the Matthews Land Use Plan (or other document(s)) as follows:

The changes to the site plan and building design adversely affect the overall design intent from the 2014 rezoning and are thus found to be inconsistent.

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*(Statement must explain why the Board deems the action reasonable and in the public interest (more than one sentence).  
Reasons given for a zoning request being "consistent" or "not consistent" are not subject to judicial review.)*

Date     April 13, 2020



**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



**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

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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



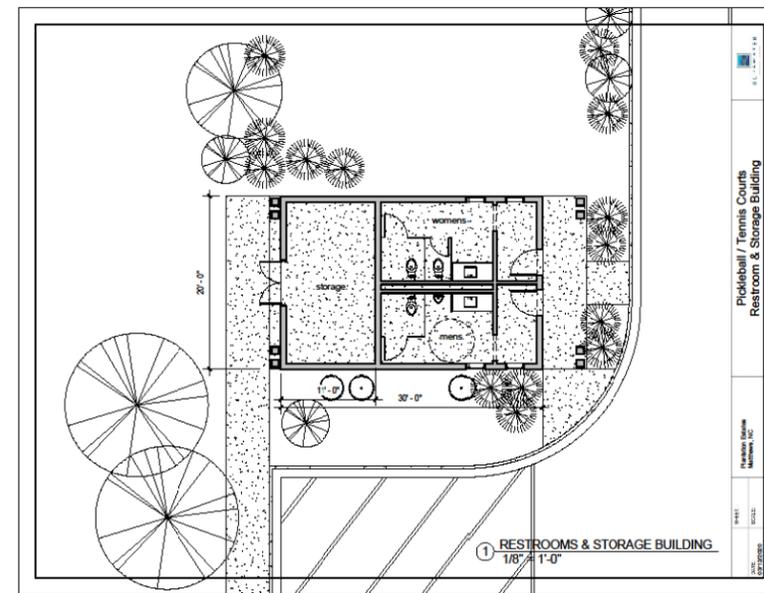
REST ROOM FRONT VIEW FROM PARKING LOT DRIVEWAY



REST ROOM SIDE VIEW FROM TENNIS COURT AMENITY AREA

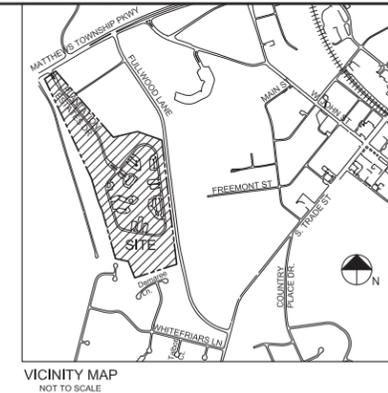


STORAGE FRONT VIEW FROM EDEN HALL NEIGHBORHOOD  
THIS VIEW SCREENED BY THE 50'-0" TREE & SHRUB BUFFER



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

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



**Landworks**  
Design Group, P.A.  
7821 Little Ave., Suite 111  
Charlotte, NC 28226  
704-841-8804 Fax: 704-841-8804

**BLUEWATER**  
DESIGN - BUILD

**ACTS**  
Retirement-Life  
Communities®

**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 1589 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:                              | 40'                               |

**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:                             | 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:                                | 550,000 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:                 | 20 (Renovated Assisted Living Building)       |
| Total Approximate Final Medical Bed Count:                      | 280 (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 (2 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 New Medical Bed Count:                  | 120 (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                               |

**ADDITIONAL USES PROPOSED:  
(SUPPLEMENTAL TO OTHER USES IN SUMMARY)**

Bus Parking / Amenity Area (Accessory Uses):  
Total Building Area, for Restrooms & Storage: 1000 Square Feet (1 Story)(max.)  
Amenities May Include (1) Tennis Courts; (4) Pickleball 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

**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/7.5):                             | 200 Staff                | 100   |
| Total Parking Required:   |                          | 600   |
| Total Parking Proposed:   |                          | 1,100                                       |
| Total Parking Existing:   |                          | 218   |
| 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.) |
| Total Medical Beds Per Acre:  | 5 Beds x 56.88 Acres =   | 284 Beds Allowed (Zoning = 5/Acre Max.)     |
|   |                          | 410 Units Proposed                          |
|   |                          | 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% (Including Proposed Bus Parking/ Amenities Project) |
| Tree Canopy Percentage of Canopy Required:                         | 20% (11.4 AC)   |
| Percentage of Canopy Proposed:                                     | 20% Minimum   |

**COVER SHEET**

seals

Thomson M. ...

| REVISIONS: | No. | Date     | By  | Description                             |
|------------|-----|----------|-----|---|
|            | 1   | 02/26/14 | MDL | REVISIONS PER PUBLIC COMMENTS           |
|            | 2   | 07/08/14 | MDL | REVISIONS PER PUBLIC COMMENTS           |
|            | 3   | 09/24/14 | TMM | MULTI-USE TRAIL REVISIONS               |
|            | 4   | 09/24/14 | TMM | FOR CHAPEL AT EXISTING COMMONS BUILDING |
|            | 5   | 09/24/14 | LHC | FOR SIGNAGE REVISIONS                   |
|            | 6   | 09/24/14 | LHC | FOR SUBMITTAL                           |

Project Manager: MDL  
Drawn By: LHC  
Checked By: TMM  
Date: 11/21/13  
Project Number: 16016.1  
Sheet Number:

**RZ-1**





**ZONING SCHEDULE TABLE**

|    |  |      |
|----|--|------|
| A. | PLANTATION ESTATES HEALTHCARE BUILDING | R-15 |
| B. | PLANTATION TOWNHOME ASSOCIATION        | R-15 |
| C. | PLANTATION TOWNHOME ASSOCIATION        | R-15 |
| D. | PLANTATION TOWNHOME ASSOCIATION        | R-15 |
| E. | PLANTATION TOWNHOME ASSOCIATION        | R-15 |
| F. | PLANTATION TOWNHOME ASSOCIATION        | R-15 |
| G. | PLANTATION TOWNHOME ASSOCIATION        | R-15 |
| H. | PLANTATION TOWNHOME ASSOCIATION        | R-15 |
| I. | PLANTATION TOWNHOME ASSOCIATION        | R-15 |
| J. | PLANTATION TOWNHOME ASSOCIATION        | R-15 |
| K. | PLANTATION TOWNHOME ASSOCIATION        | R-15 |
| L. | PLANTATION TOWNHOME ASSOCIATION        | R-15 |
| M. | PLANTATION TOWNHOME ASSOCIATION        | R-15 |
| N. | PLANTATION TOWNHOME ASSOCIATION        | R-15 |
| O. | PLANTATION TOWNHOME ASSOCIATION        | R-15 |
| P. | PLANTATION TOWNHOME ASSOCIATION        | R-15 |
| Q. | PLANTATION TOWNHOME ASSOCIATION        | R-15 |
| R. | PLANTATION TOWNHOME ASSOCIATION        | R-15 |
| S. | PLANTATION TOWNHOME ASSOCIATION        | R-15 |
| T. | PLANTATION TOWNHOME ASSOCIATION        | R-15 |
| U. | PLANTATION TOWNHOME ASSOCIATION        | R-15 |
| V. | PLANTATION TOWNHOME ASSOCIATION        | R-15 |
| W. | PLANTATION TOWNHOME ASSOCIATION        | R-15 |
| X. | PLANTATION TOWNHOME ASSOCIATION        | R-15 |
| Y. | PLANTATION TOWNHOME ASSOCIATION        | R-15 |
| Z. | PLANTATION TOWNHOME ASSOCIATION        | R-15 |

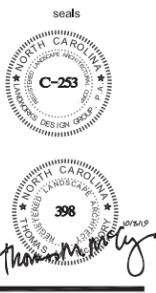
**Landworks**  
 Design Group, P.A.  
 7821 Little Ave., Suite 111  
 Charlotte, NC 28226  
 704-841-1604 Fax: 704-841-3604



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 MATTHEWS, NC  
 REZONING APPLICATION #2013-608

**REZONING  
 SITE PLAN**



**REVISIONS:**

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

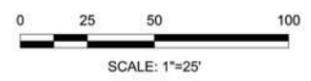
Project Manager: MDL  
 Drawn By: LHC  
 Checked By: TMM  
 Date: 11/21/13  
 Project Number: 16016.1  
 Sheet Number:

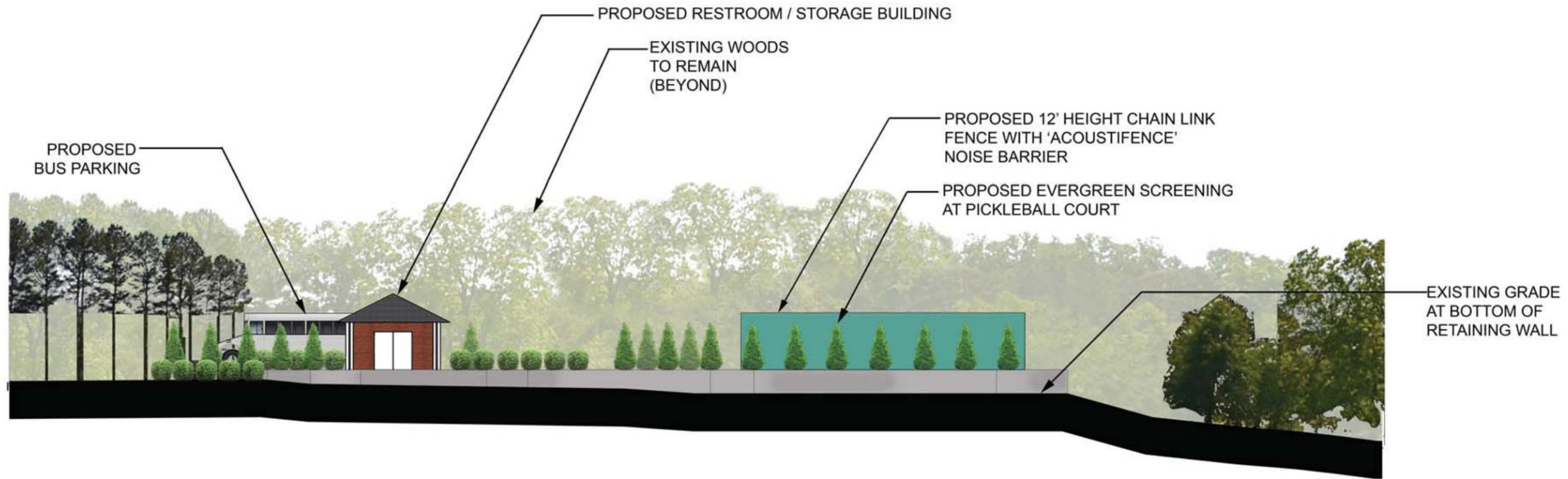
**RZ-3**  
 SHEET 3 OF 4

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DATE: 3-06-2020





DATE: 3-06-2020

