

Agenda Item: Village at Plantation Estates Building Elevations

DATE: February 6, 2019

FROM: Mary Jo Gollnitz, Senior Planner

Background/Issue:

At the December 10, 2012 Town Board meeting, revised build-out plans and change of conditional notes for Village at Plantation Estates were approved. As part of the development plans, Note 8 states: *"The Petitioner may make revisions to the design and materials of the buildings so long as the general mass, scale, configuration, and the architectural character of the buildings are maintained in accordance with the Matthews Zoning Code and a final review by the Town of Matthews Board."*

Bluewater Design-Build, LLC requests elevation approval for 8 duplexes and 4 apartments that are proposed within the Phase 2 development area shown on the approved rezoning plans of 2012-589.

- 2012-589 rezoning approved a maximum of 300 independent living units within apartment buildings and duplex/simplex or triplex homes.
- Proposed Phase 2 development is 4 apartment buildings (72 units) and 8 duplexes (16 villas). This final phase will bring a total of 234 independent living units on site (11 apartment buildings each housing 18 units for a total of 198 apartments and 18 duplexes totaling 36 villas).
- Duplexes will have the garages facing inward to the development. See attachments.
- New apartment buildings will architecturally be the same as existing apartments. However, the apartment structures will be 8' wider. See attachments.
- Total living space of the apartments will be 389,144 sq ft (plus 145,292 sq ft for garages) and 74,540 sq ft (plus 18,000 sq ft for garages). These totals are well under the allotted maximums of the rezoning (825,000 sq ft for apartments including garages and 300,000 sq ft for the duplexes)
- Per 2012-589 rezoning requirements, brick or stone will be used on a minimum of 50% of the combined total area of the building elevations throughout the development to achieve architectural variety; general mass scale and configuration, and architectural character of the buildings will be maintained.
- This final phase requires the 10' multi-use path along Fullwood Lane be completed.
- All landscape buffers, building setbacks, and parking requirements per the rezoning and Matthews UDO will have to be met as part of the permitting process.

Proposal/Solution:

The proposed new apartments and duplexes meet the requirements set out in the approved rezoning 2012-589.

Financial Impact:

Property taxes are to be paid on all aspects of the property.

Related Town Goal(s) and/or Strategies:

Economic Development/Land Use Planning

Recommended Motion/Action:

Discuss and approve Village at Plantation Estates duplex and apartment building elevations based on submitted plans.



BLUEWATER
DESIGN - BUILD

January 30, 2019

PLANTATION ESTATES SITE - ADMINISTRATIVE AMENDMENT REQUEST

Project: Plantation Estates Property Rezoning Change
206 Plantation Club Drive, Matthews, NC 28105
BWDB Project Number – 001-03-009

Subject: Town of Matthews Rezoning Drawing Change Request
Matthews Rezoning Application # 2012-589 – Approved 12-10-2012

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

From: Bob Romano – BWDB Program Manager

Dear Mary Jo,

ACTS Retirement Life Communities and Bluewater Design-Build respectfully request Town Board Approval for the Phase II Duplex-Villa Elevations and Apartment Building Elevations that are a bit different from the Phase I Rezoning Building Elevations for the Plantation Estates Expansion site.

The Phase II duplex-villa buildings have garages that face away from South Trade Street and Fullwood Lane, but of the same style and character as Phase I. The Phase II apartment building elevations will be almost identical to the original Phase I buildings, including materials and colors.

Thank you for assisting us with this Administrative Staff Rezoning Request and confirming the receipt of this request. Please contact me at 704-685-1825, or 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

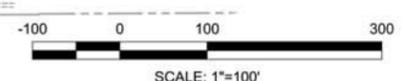
ACTS
 RETIREMENT-
 LIFE
 COMMUNITIES

THE VILLAGE AT
 PLANTATION ESTATES
 MATTHEWS, NC
 REZONING APPLICATION #589

SITE
 LAYOUT
 PLAN

Project Manager: TMM
 Drawn By: SCJ
 Checked By: TMM
 Date: 1/24/19
 Project Number: 13019
 Sheet Number:

ZP-02



REVISIONS:

No.	Date	By	Comments
1	08/03/12	SMW	REVISIONS PER TOWN COMMENTS
2	09/05/12	AMC	REVISIONS PER TOWN COMMENTS
3	10/19/12	AMC	REVISIONS PER TOWN COMMENTS
4	11/02/12	AMC	REVISIONS PER TOWN & OWNER COMMENTS
5	1/24/19	SCJ	PHASE 2 UPDATE

P:\2013 Jobs\13019 - Enclave at Plantation Estates BWDB\CAD\PHASE 2\13019 Base_PPHASE 2 REV CURRENT.dwg



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



**ACTS
 RETIREMENT-
 LIFE
 COMMUNITIES**

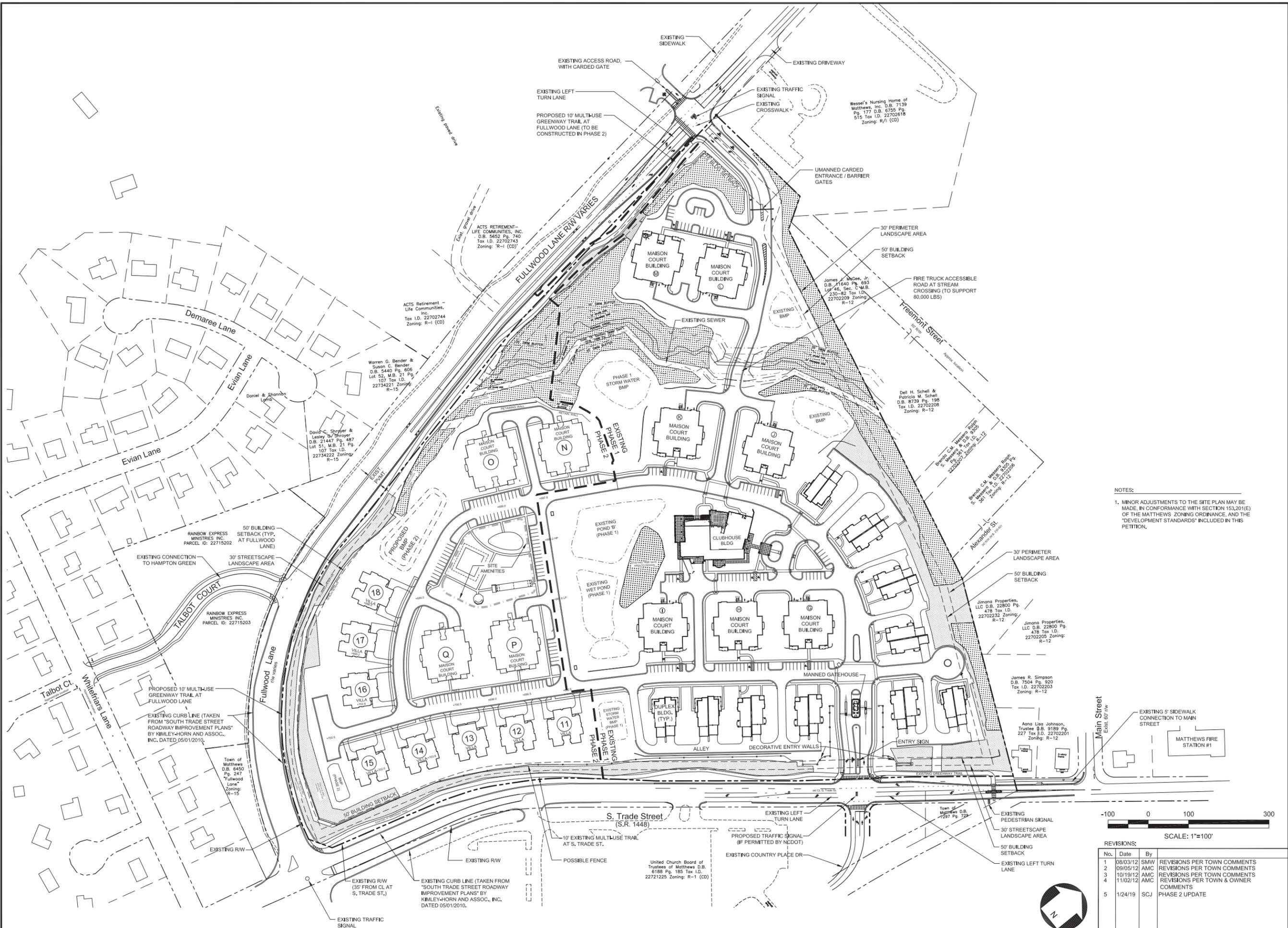
**THE VILLAGE AT
 PLANTATION ESTATES
 MATTHEWS, NC
 REZONING APPLICATION #589**

**SITE
 LAYOUT
 PLAN**

Project Manager: TMM
 Drawn By: SCJ
 Checked By: TMM
 Date: 1/24/19
 Project Number: 13019

Sheet Number:

ZP-03



NOTES:
 1. MINOR ADJUSTMENTS TO THE SITE PLAN MAY BE MADE, IN CONFORMANCE WITH SECTION 153.201(E) OF THE MATTHEWS ZONING ORDINANCE, AND THE "DEVELOPMENT STANDARDS" INCLUDED IN THIS PETITION.



No.	Date	By	REVISIONS PER TOWN COMMENTS
1	08/03/12	SMW	REVISIONS PER TOWN COMMENTS
2	09/05/12	AMC	REVISIONS PER TOWN COMMENTS
3	10/19/12	AMC	REVISIONS PER TOWN COMMENTS
4	11/02/12	AMC	REVISIONS PER TOWN & OWNER COMMENTS
5	1/24/19	SCJ	PHASE 2 UPDATE

P:\2013 Jobs\13019 - Endicott at Plantation Estates\B\B\CAD\PHASE 2\13019 Base_P2 PHASE 2 REV CURRENT.dwg



PHASE 2 VILLA (DUPLEX) - FRONT ELEVATION (FACING INTERIOR STREETS)
SCALE: NTS



PHASE 2 VILLA (DUPLEX) - REAR PERSPECTIVE (FACING S. TRADE STREET & FULLWOOD LANE)
SCALE: NTS



PHASE 2 VILLA (DUPLEX) - FRONT PERSPECTIVE (FACING INTERIOR STREETS)
SCALE: NTS



PHASE 2 VILLA (DUPLEX) - REAR ELEVATIONS (FACING S. TRADE STREET & FULLWOOD LANE)
SCALE: NTS



PHASE 2 VILLA (DUPLEX) - RIGHT ELEVATION
SCALE: NTS



PHASE 2 VILLA (DUPLEX) - LEFT ELEVATION
SCALE: NTS

NOTE:
1. ELEVATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

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3	11/02/12	AMC	REVISIONS PER TOWN & OWNER COMMENTS
4	1/24/19	SCJ	PHASE 2 VILLA ELEVATIONS
5	2/5/19	SCJ	PHASE 2 VILLA ELEVATIONS



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ACTS
RETIREMENT-
LIFE
COMMUNITIES

THE VILLAGE AT
PLANTATION ESTATES
MATTHEWS, NC
REZONING APPLICATION #589

PHASE 2
BUILDING
ELEVATIONS
(VILLAS)

Project Manager: TMM
Drawn By: SCJ
Checked By: TMM
Date: 1/24/19
Project Number: 13019

Sheet Number:

ZP-08A

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ACTS
 RETIREMENT-
 LIFE
 COMMUNITIES

THE VILLAGE AT
 PLANTATION ESTATES
 MATTHEWS, NC
 REZONING APPLICATION #589

PHASE 2
 BUILDING
 ELEVATIONS
 (MAISON COURT
 APARTMENT
 BLDGS)

Project Manager: TMM
 Drawn By: SCJ
 Checked By: TMM
 Date: 1/24/19
 Project Number: 13019

Sheet Number:

ZP-09A



PHASE 2 MAISON COURT BUILDING - FRONT ELEVATION (FACING INTERIOR STREETS)
 SCALE: NTS



PHASE 2 MAISON COURT BUILDING - LEFT ELEVATION
 SCALE: NTS



PHASE 2 MAISON COURT BUILDING - REAR ELEVATION (FACING FULLWOOD LANE AT BUILDINGS "O" AND "N"; FACING INTERIOR STREETS AT BUILDINGS "P" AND "Q")
 SCALE: NTS



PHASE 2 MAISON COURT BUILDING - RIGHT ELEVATION
 SCALE: NTS

- NOTES:
1. PROPOSED PHASE 2 MAISON COURT BUILDINGS WILL HAVE COLORS AND MATERIALS MATCHING EXISTING PHASE 1 BUILDINGS; SEE SHEET RZ-10A FOR REFERENCE PHOTOGRAPHS OF EXISTING PHASE 1 BUILDINGS
 2. ELEVATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

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4	1/24/19	SCJ	PHASE 2 MAISON COURT BUILDINGS
5	2/5/19	SCJ	PHASE 2 MAISON COURT BUILDINGS

P:\2013 Jobs\13019 - Enclave at Plantation Estates B\DWG\CAD\PHASE 21\3019 Base_PHASE 2 REV CURRENT.dwg



EXISTING PHASE 1 MAISON COURT BUILDING - FRONT PHOTOGRAPH (FACING INTERIOR STREETS)
(SHOWN FOR REFERENCE) SCALE: NTS



EXISTING PHASE 1 MAISON COURT BUILDING - REAR PHOTOGRAPH
(SHOWN FOR REFERENCE) SCALE: NTS

NOTES:

1. PROPOSED PHASE 2 MAISON COURT BUILDINGS WILL HAVE COLORS AND MATERIALS MATCHING EXISTING PHASE 1 BUILDINGS SHOWN.
2. PHASE 2 MAISON COURT BUILDINGS WILL BE APPROXIMATELY 8 FEET WIDER THAN EXISTING PHASE 1 BUILDINGS SHOWN IN THESE PHOTOS.

P:\2013 Jobs\13019 - Enclave at Plantation Estates B\DWG\CAD\PHASE 2\13019 Base_PHASE 2 REV CURRENT.dwg



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ACTS
RETIREMENT-
LIFE
COMMUNITIES

THE VILLAGE AT
PLANTATION ESTATES
MATTHEWS, NC
REZONING APPLICATION #589

PHASE 2
BUILDING
ELEVATIONS
(MAISON COURT
APARTMENT
BLDGs)

Project Manager: TMM

Drawn By: SCJ

Checked By: TMM

Date: 1/24/19

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ZP-10A

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4	1/24/19	SCJ	PHASE 2 MAISON COURT BUILDINGS
5	2/5/19	SCJ	PHASE 2 MAISON COURT BUILDINGS



OVERALL BUILDING WIDTH INCREASED BY (+/-) 8'-0"

PHASE 2 MAISON COURT BUILDING- FRONT PERSPECTIVE SHOWING WIDTH INCREASE
 SCALE: NTS

PHASE 2
 BUILDING
 ELEVATIONS
 (VILLAS)

Project Manager: TMM

Drawn By: SCJ

Checked By: TMM

Date: 1/24/19

Project Number: 13019

NOTE:
 ELEVATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE

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