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.
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
NOTES:
1. MAISON COURT PHASE 2 BUILDINGS ON 1 ACRE 110' X 200'
2. PLANTATION HOUSES MATCHING EXISTING PHASE 1 BUILDINGS SHOWN
3. PHASE 2 MAISON COURT BUILDINGS WILL BE APPROXIMATELY 18 FEET WIDER THAN EXISTING PHASE 1 BUILDINGS SHOWN IN THESE PHOTOS.
OVERALL BUILDING WIDTH INCREASED BY (+/-) 6'-0"

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

NOTE:
ELEVATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE

REVISIONS:

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