

Project Summary

Location:	Corner of N. Ames and Park Center Dr. Parcel ID 19324307
Owner(s):	Center LLC Matthews Parkway Corporate Center.
Agent:	John Carmichael
Current Zoning:	I-1
Proposed Zoning:	Office (CD)
Existing Use:	Vacant
Proposed Use:	Child Daycare Facility
Community Meeting:	Occurred August 25, 2015

Summary of Request

The applicant proposes to construct a child daycare facility with up to 14,500 sq ft of floor area.

Staff Recommendation

Staff continues to work with the applicant regarding several site planning related issues but otherwise consider this to be an appropriate use for the location.

Planning Staff Review

Background And History

The site is a part of the Matthews Parkway Corporate Center Development that began in 2008. At that time, the former Country Place Inn restaurant was demolished and Ames Street was connected to the new Park Center Drive. The development, all on I-1 zoned property, created Park Center Drive as a public street and 3 new development pads. Morningstar Storage and OrthoCarolina occupied two buildings while the subject property remained unbuilt.

Details of the Site Plan

The general layout matches that of the original development plan with the building fronting primary on North Ames. The side of the building faces Park Center but will have no exterior access and will be partially obscured by a brick wall. Access is via a driveway along North Ames as well as an internal drive nearest the OrthoCarolina building. The applicant intends to develop a streetscape along North Ames that matches the existing improvements in front of the Morningstar building. This includes a wide sidewalk with brick accents as well as pedestrian lighting. The main building access is off of Ames while the outdoor play areas are behind the building. After a health assessment, Town Staff has determined that the large oak tree along Ames is in significant decline and should be removed at the time of construction.

Summary of Proposed Conditions

1. Up to 14,500 sq ft of space for a daycare or 20,000 sq ft for other uses in the Office District.
2. Primarily brick and stone appearance per elevation drawings.
3. All uses within the Office district are allowed.
4. Four sided architecture.
5. Should a daycare not locate at the site, Town Board to approve elevation drawings of any other use.

Planning Staff Review

Outstanding Issues/Planning Staff Comments

(Please see additional comments in staff memos for more detail)

1. The text amendment related to lot frontage coverage in the Downtown Overlay must be successfully approved for the plan to move forward as currently designed.
2. Two additional parking lot trees are required.
3. An estimate of both total maximum employees as well as children on site should be provided to calculate minimum required parking.
4. The proposed trees flanking the driveway on Ames St are in the sight triangle.
5. Fencing is proposed along the Ames St. frontage to separate exterior classroom doors from the public realm. The proposed fence type, height and any landscaping used to screen the fencing should be shown in more detail as it affects the relationship of the building to the street.
6. A masonry wall is proposed along Park Center Drive. More detail should be provided regarding the style and location of the wall related to the sidewalk. Again, this affects the relationship of the building to the street.

Consistency with Adopted Plans and Policies and Town Vision Statements

Office is an appropriate zoning designation for the site given the mixture of existing office, multi-family and single family parcels surrounding the site.

Reports from Town Departments and County Agencies

Matthews Police

See Attached.

Matthews Fire

Preference that building has a sprinkler system

Public Works

No Concerns

Matthews Parks and Recreation

No Concerns

Charlotte Mecklenburg Schools

Not Applicable

PCO Concept Plan Approval Required?

Site is exempt from PCO. Stormwater provided via existing shared detention pond.

Impact Analysis

As a commercial project, there is no anticipated financial burden from this request.

Projected Financial Impact of the Request

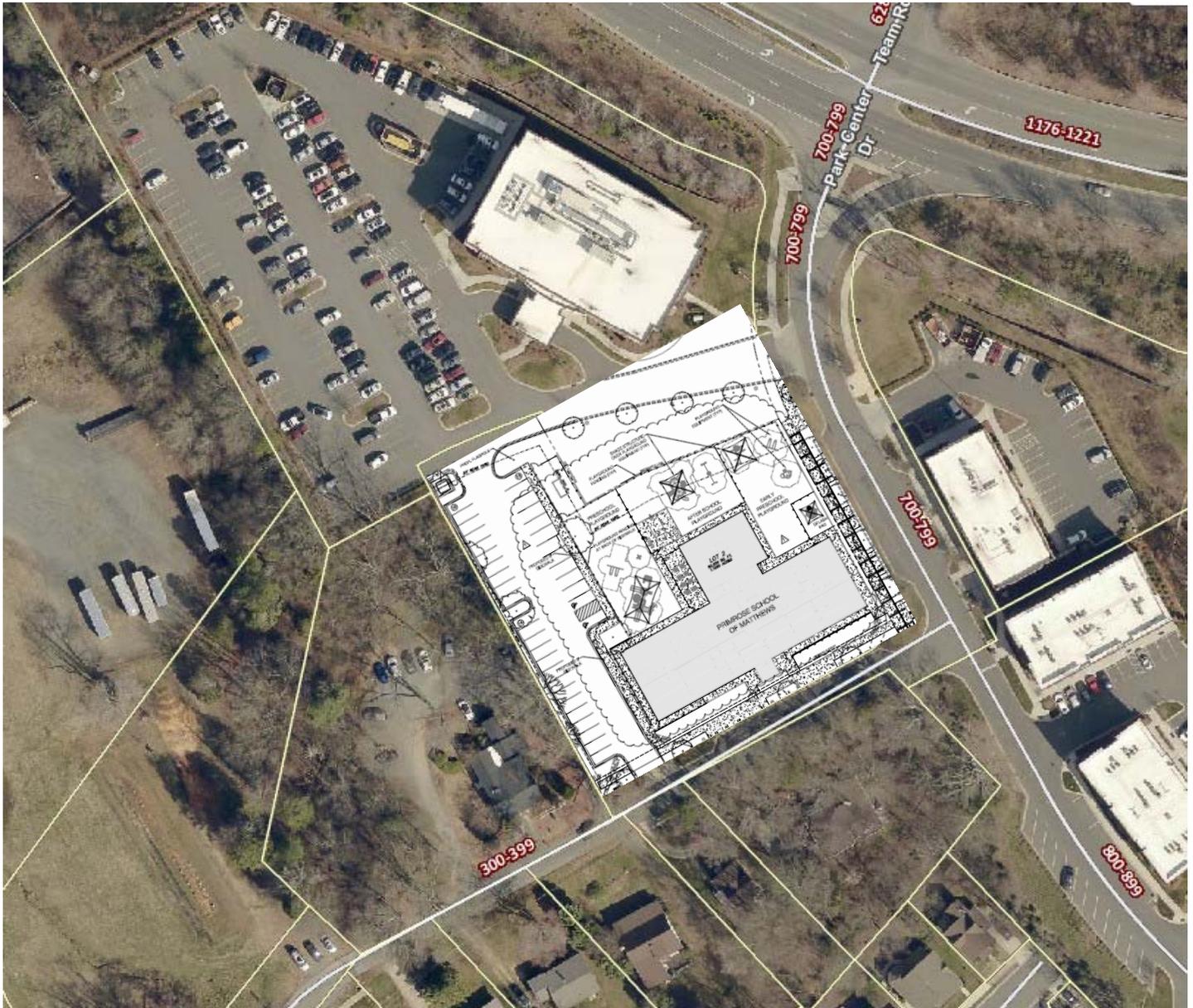
The existing tax revenue for the site, valued at \$182,000, is \$621 annually. The anticipated value of the land and improvements is approximately \$1,700,000 based on the values of several nearby childcare facilities. Therefore, annual Matthews tax revenue derived from the site is estimated at \$5,780.

Site Images

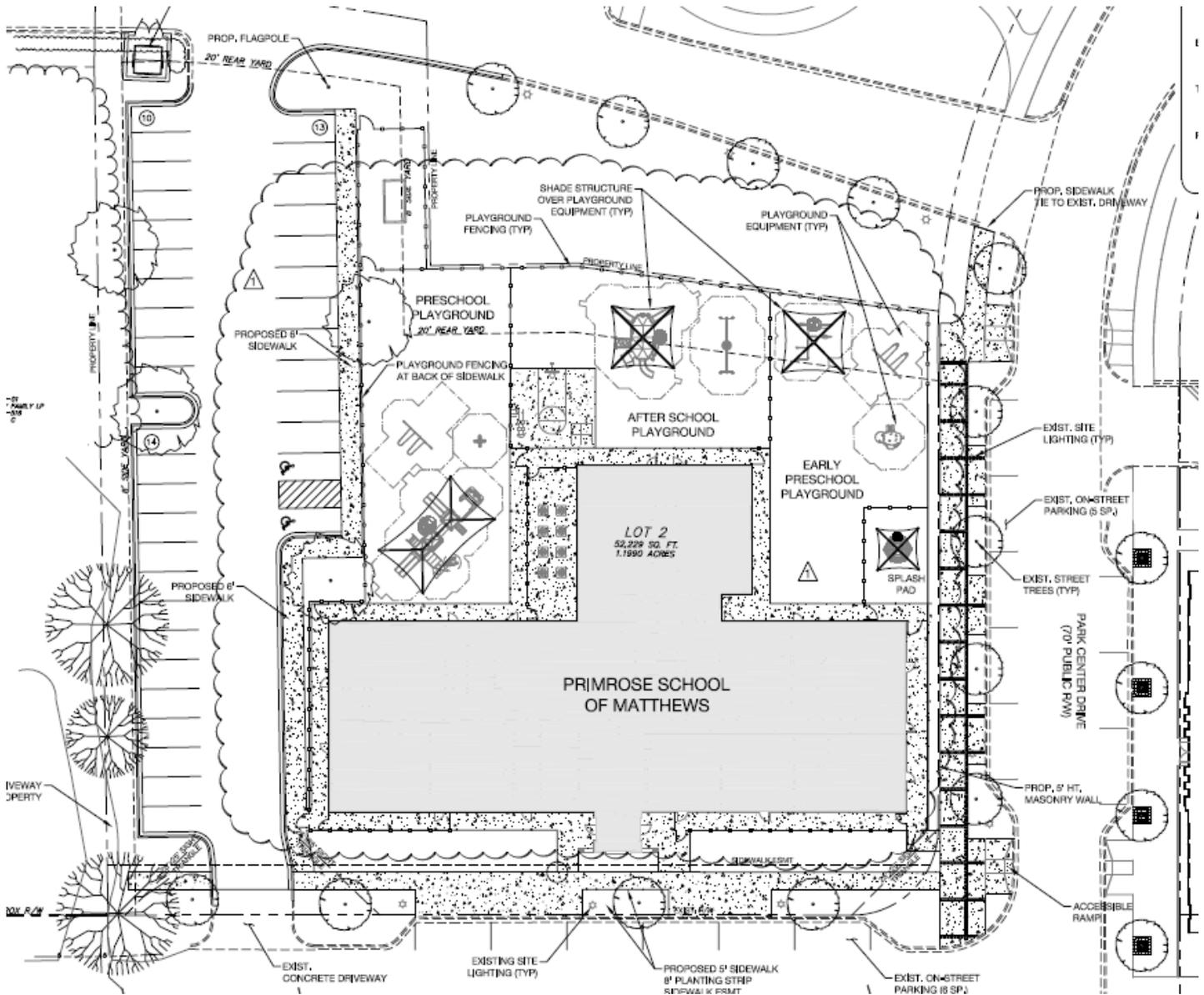


Existing driveway to be used

Aerial View of Site Area

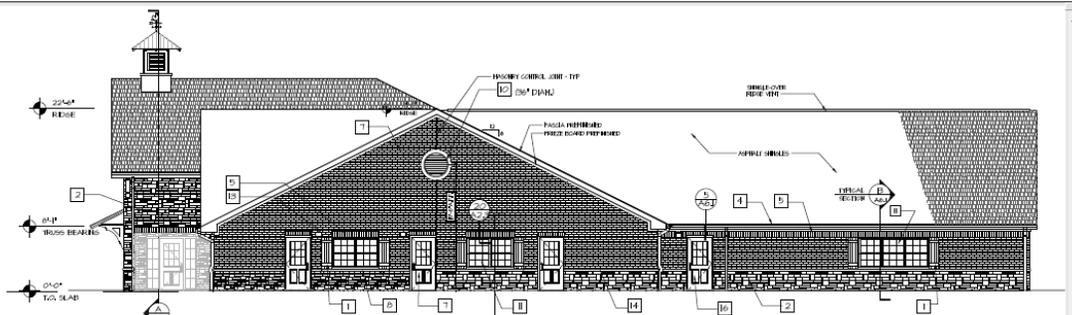


Site Plan

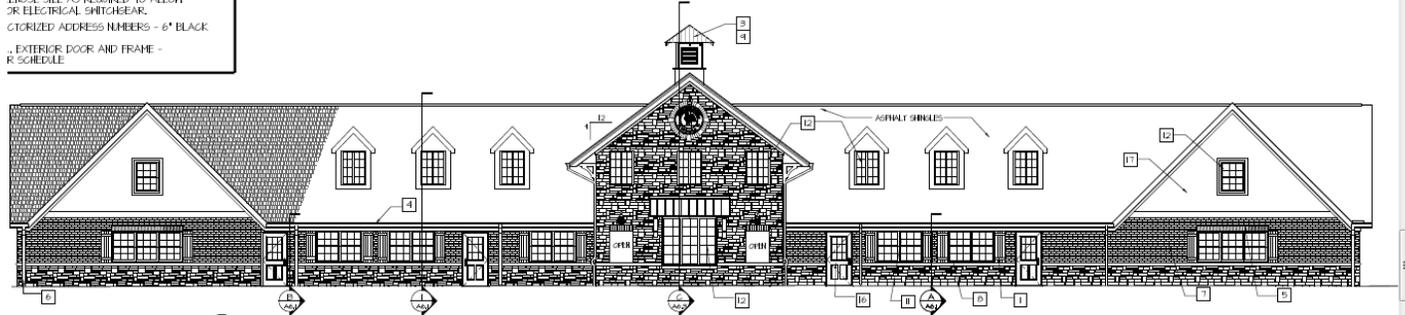


Elevations

PROVIDE WEATHER STRIP FOR ALL
 E EXTERIOR COLOR ABOVE FOR MANUF.
 F HEATHER VANE, SEE SPECIFICATIONS
 F DRAINAGE, PAINT GUTTER, WALLS AND
 F EXTERIOR FINISH SCHEDULE. DARK
 PAINTING SEAM ROOF, EROXY ROOSTERS
 ALUMINUM 3" WIDE GUTTERS WITH SLOPE 1/4"
 AT 36" O.C., SEE PROFILE, CONNECT ADA
 ITS TO UNDERGROUND STORM SYSTEM.
 DIER COURSE
 ALUMINUM 3" WIDE DOWNPOUTS TO
 AND STORM SYSTEM.
 EER
 PRECAST SILL - NATURAL WHITE COLOR
 SEAM ROOF ON METAL FRAME
 3" DIAMETER VENT LOUVERS, PROVIDE
 NET AND PAINT PER SCHEDULE, SEE AND
 SHOW ON ELEVATIONS.
 SINGLE HUNG WINDOWS WITH
 ASS (SEE ELEV. SHEET A22)
 HUNG WINDOWS WITH TINTED GLASS,
 AVOIDS SHEET A22)
 UNITS LIGHT FIXTURE, TYP. AT EACH
 2 DOOR, SEE LIGHT FIXTURE SCHEDULE,
 P TO BOT OF SOFFIT OR 60" MIN AFS.
 LINSE SILL AS REQUIRED TO ALLOW
 OR ELECTRICAL SWITCHGEAR.
 CTORIZED ADDRESS NUMBERS - 6" BLACK
 ., EXTERIOR DOOR AND FRAME -
 R SCHEDULE



(B) EAST ELEVATION 1/8"=1'-0" **Park Center Drive Elevation**



(C) SOUTH ELEVATION 1/8"=1'-0" **Ames Street Elevation**

Area Zoning

