2016-643
1-27-2016

Town of Matthews North Carolina

DATE FILED 1-27-16
APPLICATION NUMBER 2016-643
For office use only

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CHANGE IN CONDITIONS

(SEE FILING INSTRUCTIONS)

TO: Town of Matthews Board of Commissioners
Town of Matthews Planning Board
232 Matthews Station Street
Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:

X A change in zoning classification of the property hereinafter described; or

___ A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 193-243-07

Address of property: 720 Park Center Drive

Location of property: West side of Park Center Drive between Matthews Township Parkway and North Ames Street

Title to the property was acquired on April 19, 2007
and was recorded in the name of Matthews Parkway Corporate Center, LLC.
whose mailing address is P.O. Box 12571, Charlotte, NC 28220

The deed is recorded in Book 22091 and Page 484 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: I-1 Requested zoning classification: O (CD)

2016-643
1-27-2016

List reason(s) why zoning should be changed (use separate sheet if necessary):

Application number
2016-643
For office use only

The Applicant is requesting that this approximately 1.2 acre site be rezoned to the O (CD) zoning district to accommodate the development of a child day care facility on the site that could serve up to 185 children.

Matthews Parkway Corporate Center, LLC

By: Bart Murr
Signature of property owner (must be original)

Matthews Parkway Corporate Center, LLC
Print name of property owner

P.O. Box 12571.
Property owner's mailing address

Charlotte, NC 28220
Property owner's mailing address, continued

Property owner's mailing address, continued

704-526-2180 blanton@insiteprops.com
Property owner's phone number/email address

Bart Murr
Signature of property owner (must be original)

BART A. MURR
Print name of property owner

1435 W. MOREHEAD STREET
Property owner's mailing address

SUITE 125
Property owner's mailing address, continued

CHARLOTTE, NC 28208
Property owner's mailing address, continued

(704) 344-8086 / MURR@INSITEPROPS.COM
Property owner's phone number/email address

John Carmichael
Signature of agent (if any)

John Carmichael, Robinson Bradshaw
Print name of agent

101 North Tryon Street, Suite 1900
Agent's mailing address

Charlotte, NC 28246
Agent's mailing address, continued

Agent's mailing address, continued

704-377-8341 jcarmichael@rbh.com
Agent's phone number/email address

Primrose School Franchising Company

By:
Petitioner other than owner (if any)

Primrose School Franchising Company
Print name of petitioner

c/o Ted Tillman
Petitioner's mailing address

3660 Cedarcrest Road
Petitioner's mailing address, continued

Acworth, GA 30101
Petitioner's mailing address, continued

770-799-5525/TTillman@PrimroseSchools.com
Petitioner's phone number/email address

2016-643
1-27-2016

List reason(s) why zoning should be changed (use separate sheet if necessary):

Application number
2016-643
For office use only

The Applicant is requesting that this approximately 1.2 acre site be rezoned to the O (CD) zoning district to accommodate the development of a child day care facility on the site that could serve up to 185 children.

Matthews Parkway Corporate Center, LLC

By:
Signature of property owner (must be original)

Matthews Parkway Corporate Center, LLC
Print name of property owner

P.O. Box 12571.
Property owner's mailing address

Charlotte, NC 28220
Property owner's mailing address, continued

Property owner's mailing address, continued

704-526-2180 blanton@insiteprops.com
Property owner's phone number/email address

Signature of agent (if any)

John Carmichael, Robinson Bradshaw
Print name of agent

101 North Tryon Street, Suite 1900
Agent's mailing address

Charlotte, NC 28246
Agent's mailing address, continued

Agent's mailing address, continued

704-377-8341 jcarmichael@rbh.com
Agent's phone number/email address

Signature of property owner (must be original)

Print name of property owner

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Primrose School Franchising Company

By:
Petitioner other than owner (if any)

Primrose School Franchising Company
Print name of petitioner

c/o Ted Tillman
Petitioner's mailing address

3660 Cedarcrest Road
Petitioner's mailing address, continued

Acworth, GA 30101
Petitioner's mailing address, continued

770-799-5525/TTillman@PrimroseSchools.com
Petitioner's phone number/email address

2016-643
1-27-2016

List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.
See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

Application number
2016-643
For office use only

See Exhibit A Attached Hereto
TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

Application number
2016-643
For office use only

SUMMARY OF THE REZONING PROCESS

PETITIONER: Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

PROPERTY OWNERS: These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411, extension 224) for verification.

Application submitted to and accepted by the Town of Matthews January 27, 2016

Town Board of Commissioners formally accepts application and sets Public Hearing date February 8, 2016

Notices sent via mail to affected/adjacent property owners on or before March 28, 2016

Protest petition filed with Planning Department by 5:00 pm on N/A

Public hearing: petitioner may give explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning April 11, 2016

Town Planning Board reviews petition, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request April 26, 2016

Town Board of Commissioners approves or denies application May 9, 2016

GENERAL STATUTE 160A-385: CHANGES.

(a) Zoning ordinances may from time to time be amended, supplemented, changed, modified or repealed. In case, however, of a qualified protest against a zoning map amendment, that amendment shall not become effective except by favorable vote of three-fourths of all the members of the city council. For the purposes of this subsection, vacant positions on the council and members who are excused from voting shall not be considered "members of the council" for calculation of the requisite supermajority. To qualify as a protest under this section, the petition must be signed by the owners of either (i) twenty percent (20%) or more of the area included in the proposed change or (ii) five percent (5%) of a 100-foot wide buffer extending along the entire boundary of each discrete or separate area proposed to be rezoned. A street right of way shall not be considered in computing the 100-foot buffer area as long as that street right of way is 100 feet wide or less. When less than an entire parcel of land is subject to the proposed zoning map amendment, the 100-foot buffer shall be measured from the property line of that parcel. In the absence of evidence to the contrary, the city may rely on the county tax listing to determine the "owners" of potentially qualifying areas. The foregoing provisions concerning protests shall not be applicable to any amendment which initially zones property added to the territorial coverage of the ordinance as a result of annexation or otherwise, or to an amendment to an adopted (i) special use district, (ii) conditional use district, or (iii) conditional district if the amendment does not change the types of uses that are permitted within the district or increase the approved density for residential development, or increase the total approved size of nonresidential development, or reduce the size of any buffers or screening approved for the special use district, conditional use district, or conditional district.

(b) Amendments in zoning ordinances shall not be applicable or enforceable without consent of the owner with regard to buildings and uses for which either (i) building permits have been issues pursuant to GS 160A-417 prior to the enactment of the ordinance making the change or changes so long as the permits remain valid and unexpired pursuant to GS 160A-418 and unrevoked pursuant to GS 160A-422 or (ii) a vested right has been established pursuant to GS 160A-385.1 and such vested right remains valid and unexpired pursuant to GS 160A-385.1.

EXHIBIT A

Adjoining Property Owners Within 100 Feet

Parcel No. 193-243-05

OCRE I LLC
2701 Coltsgate Blvd, Suite 300
Charlotte, NC 28211

Parcel No. 193-243-04

Green Shirt LLC
10220 Scott Gate Ct
Charlotte, NC 28277

Parcel No. 193-243-03

Mary C. Hulsey Family Limited Partnership
c/o Matthews Building Supply Co
PO Box 607
Matthews, NC 28105

Parcel No. 193-243-02

Mary C. Hulsey Family Limited Partnership
c/o Matthews Building Supply Co
PO Box 607
Matthews, NC 28105

Parcel No. 193-243-01

Mary C. Hulsey Family Limited Partnership
c/o Matthews Building Supply Co
PO Box 607
Matthews, NC 28105

Parcel No. 193-243-06

Morningstar Office LLC
c/o Morningstar Properties LLC
725 Park Center Drive
Matthews, NC 28105

Parcel No. 193-271-01

Steven H. Knickerbocker
Kathy A. Babula
344 N Ames Street
Matthews, NC 28105-5840

Parcel No. 193-271-02

Jack Reed Dailey, Jr.
338 North Ames Street
Matthews, NC 28105

Parcel No. 193-271-03

Kathrin E. Rowan
PO Box 572
Matthews, NC 28106-0572

Parcel No. 193-271-04

Bonnie M. Fields
324 North Ames Street
Matthews, NC 28105-5640

Parcel No. 193-271-46

Matthews Lofts LLC
PO Box 578
Matthews, NC 28106

Parcel No. 193-271-47

Matthews Lofts LLC
PO Box 578
Matthews, NC 28106

Parcel No. 193-271-51

Matthews Lofts LLC
PO Box 578
Matthews, NC 28106

Parcel No. 193-271-45

Heer Bryant Eat LLC
628 Olmstead Place Park
Charlotte, NC 28203

Parcel No. 193-271-50

Park Center Holdings LLC
PO Box 578
Matthews, NC 28106

1-27-16
2016-643

Parcel No. 193-271-49

Park Center Holdings LLC
PO Box 578
Matthews, NC 28106

Parcel No. 193-271-48

Matthews Gateway II LLC
PO Box 578
Matthews, NC 28106

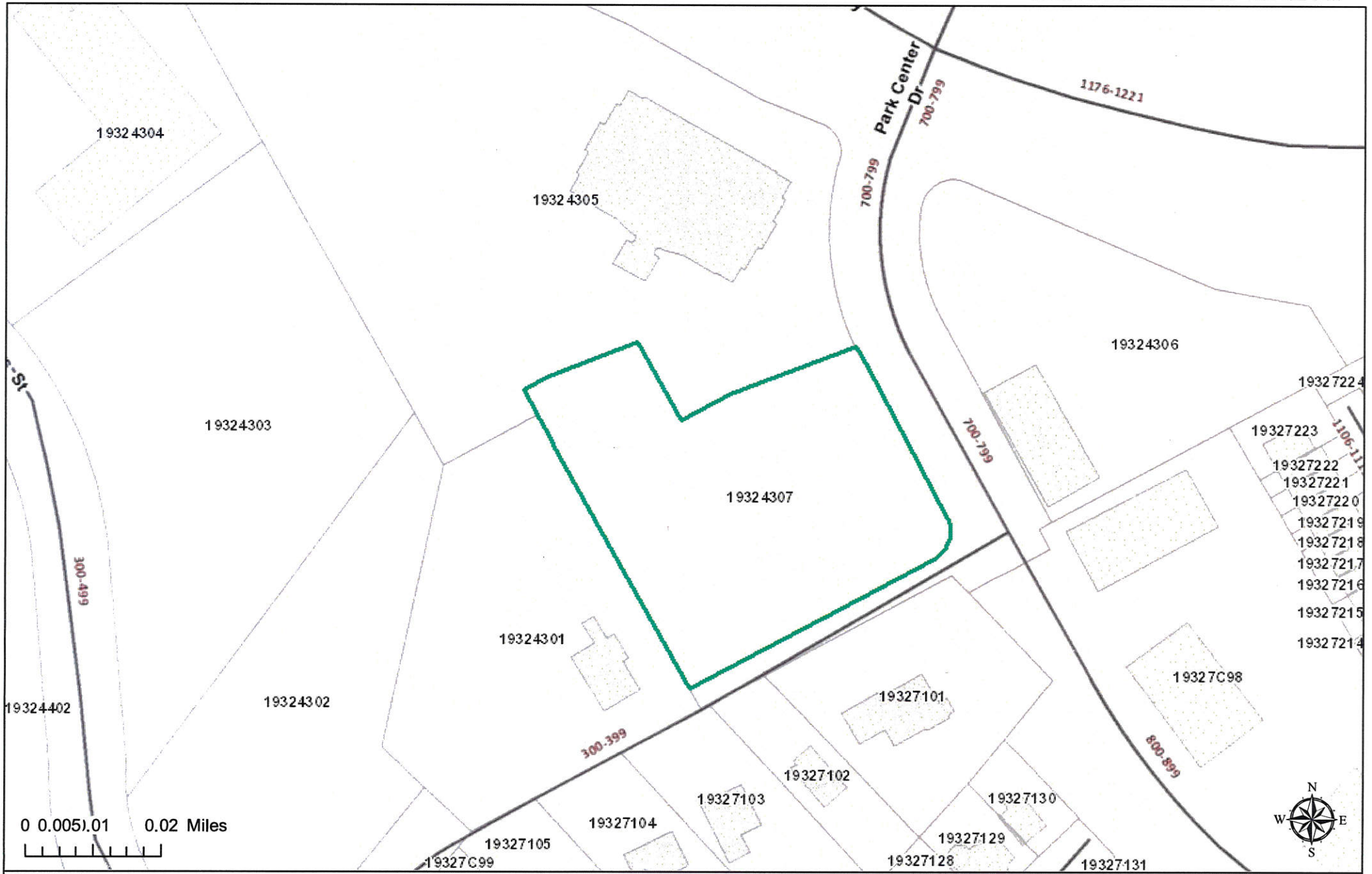
1-27-16
2016-643

2016-643
1-27-2016

Polaris 3G Map – Mecklenburg County, North Carolina

Primrose School

Date Printed: 1/24/2016 1:57:02 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

1-27-16 2016 643

2016-643
1-27-2016

ROBINSON
BRADSHAW

January 27, 2016

jcarmichael@robinsonbradshaw.com
704.377.8341 : Direct Phone
704.373.3941 : Direct Fax

BY HAND DELIVERY

Ms. Kathi Ingrish, Planning Director
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Rezoning Application filed by Primrose School Franchising Company Requesting the Rezoning of an Approximately 1.2 Acre Site Located on the West Side of Park Center Drive Between Matthews Township Parkway and North Ames Street from the I-1 zoning district to the O (CD) zoning district (Tax Parcel No. 193-243-07)

Dear Ms. Kathi:

I hope this letter finds you well.

Kathi, it is the belief of Primrose School Franchising Company (the "Applicant") that a traffic impact analysis is not required to be submitted in connection with the above-captioned Rezoning Application based upon the criteria outlined in Section 10 of the Instructions for Filing an Application for a Change in a Zoning Classification or Change in Conditions for Property in the Town of Matthews. To the extent that the Applicant's belief is incorrect, the Applicant respectfully requests a waiver of the required traffic study for the reasons set out below.

Pursuant to this rezoning request, the Applicant seeks to downzone the site from the I-1 zoning district to the O (CD) zoning district for the primary purpose of accommodating the development and operation of a child day care facility on the subject site. The proposed child day care facility could serve a maximum of 185 children, and the maximum size of a building devoted to a child day care facility would be 12,800 square feet of gross floor area.

Under this rezoning request, if a child day care facility is not developed on the site, the site could be devoted to all office and service uses and/or all general commercial uses allowed in the O zoning district. However, the maximum size of a building devoted to a use or uses other than a child day care facility would be 20,000 square feet of gross floor area under the conditional rezoning plan relating to this Rezoning Application.

On behalf of the Applicant, we appreciate your consideration of this request.

Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.

John H. Carmichael

JHC1/lh

1-27-16
2016-643

2016-643
1-27-2016

ROBINSON
BRADSHAW

January 27, 2016

jcarmichael@robinsonbradshaw.com
704.377.8341 : Direct Phone
704.373.3941 : Direct Fax

BY HAND DELIVERY

Ms. Kathi Ingrish, Planning Director
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Rezoning Application filed by Primrose School Franchising Company Requesting the Rezoning of an Approximately 1.2 Acre Site Located on the West Side of Park Center Drive Between Matthews Township Parkway and North Ames Street from the I-1 zoning district to the O (CD) zoning district (Tax Parcel No. 193-243-07)

Dear Kathi:

I hope this letter finds you well.

This letter is being submitted with the above-captioned Rezoning Application pursuant to the requirements of Paragraph 13 of the Instructions for Filing an Application for a Change in a Zoning Classification (the "Instructions"). As you are aware, Paragraph 13 of the Instructions requires the Applicant to submit documentation regarding the land use recommendations for the subject site as set out in adopted land use plans and a statement as to how this rezoning proposal complies with such recommendations.

The subject site contains approximately 1.2 acres and it is located on the west side of Park Center Drive between Matthews Township Parkway and North Ames Street. The site is currently zoned I-1 and pursuant to this Rezoning Application, the Applicant is requesting that the site be rezoned to the O (CD) zoning district. Although the primary purpose of this rezoning request is to accommodate the development and operation of a child day care facility on the site that could serve a maximum of 185 children, the conditional rezoning plan relating to this Rezoning Application would also permit all office and service uses and all general commercial uses allowed in the O zoning district to be developed on the site.

Under the Town of Matthews Land Use Plan 2012-2022 (the "Land Plan"), the site is located in the Matthews Township Parkway portion of the NC 51 corridor. Although the Land Plan does not appear to make any specific land use recommendations for the site, the Land Plan does provide that mixed use developments and planned business parks should be promoted along the Matthews Township Parkway portion of NC Highway 51. The site is located in a development that contains existing office buildings, and it is adjacent to Matthews Gateway, which is a mixed/multi-use development that contains residential, office and retail uses. Developing a child day care facility on the site would add another type of use to the development in which the site is located and create a multi-use project, and it would increase the diversity of uses in the area. The Land Plan also provides that rezonings in this area must complement adjacent land uses. The Applicant respectfully submits that a child day care facility would provide a service to the adjacent and nearby residential and business uses and complement such uses.

The site is also located within the Downtown Overlay District and is subject to the Matthews Downtown Plan (the "Downtown Plan"). More specifically, the site is located in the North End District of the Downtown Overlay District. The Downtown Plan designates the site as "Additional Office Space."

1-27-16
2016-643

However, a stated goal of the Downtown Plan is to encourage a diversity of uses in downtown Matthews. Therefore, the Applicant respectfully submits that a child day care facility on the site would be consistent with the goals of the Downtown Plan in terms of land use. Once again, as stated above, a child day care facility would provide a valuable service to residents and businesses in downtown Matthews, and this service could prove to be more beneficial to the Town as the number of residents and businesses in downtown Matthews continues to grow.

In the event that the site is developed with a use other than a child day care facility that is permitted under the conditional rezoning plan relating to this Rezoning Application, the Applicant respectfully submits that such uses could meet the goals and objectives of the Land Plan and the Downtown Plan.

The Applicant and I look forward to working with you on this rezoning request. Should you have any questions or comments, please do not hesitate to call me.

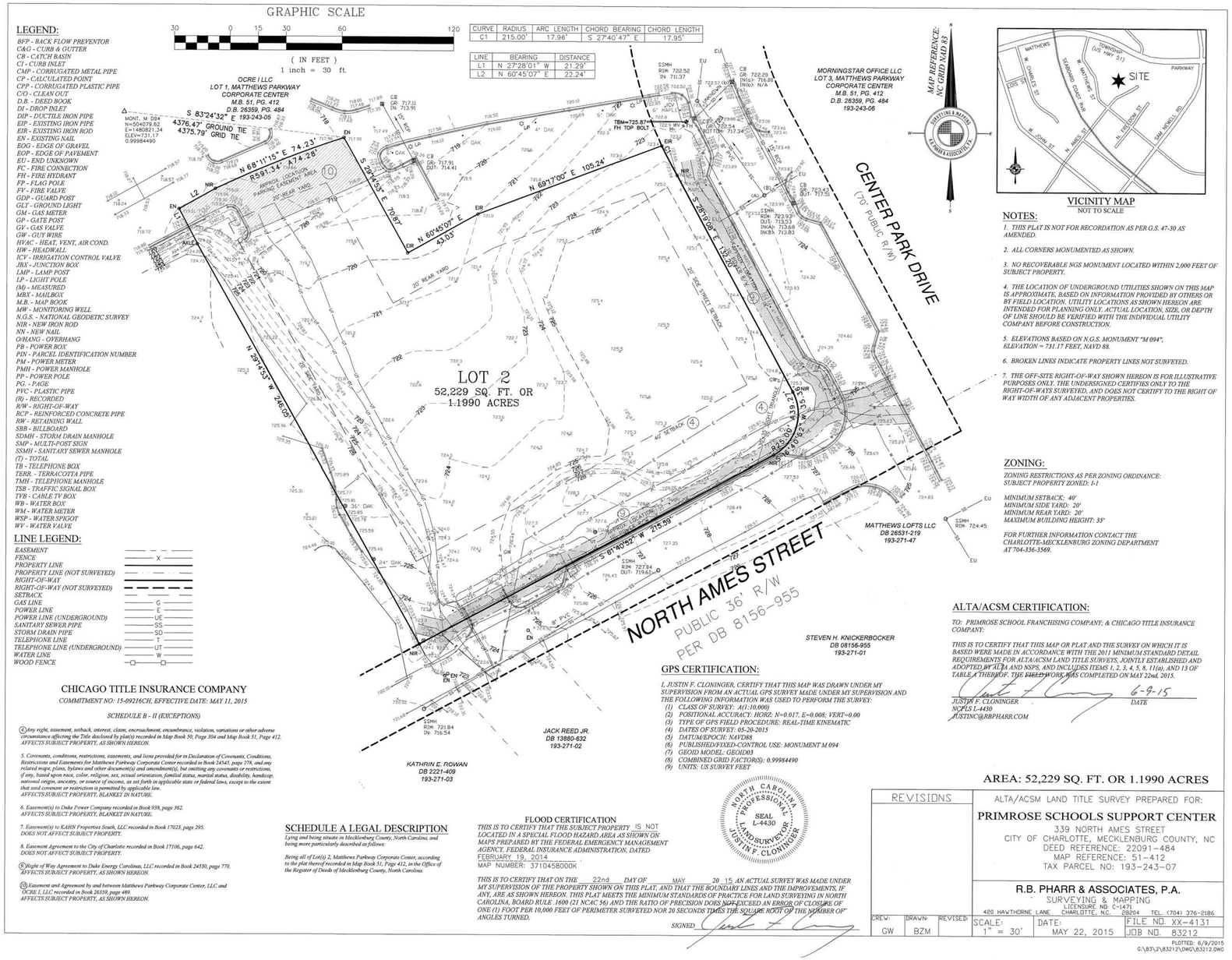
Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.

John H. Carmichael

JHC1/lh

CURRENT 2016-643 6-6-2016



NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. ELEVATIONS BASED ON N.G.S. MONUMENT "M 094", ELEVATION = 731.17 FEET, NAVD 88.
6. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
7. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: I-1

MINIMUM SETBACK: 40'
MINIMUM SIDE YARD: 20'
MINIMUM REAR YARD: 20'
MAXIMUM BUILDING HEIGHT: 35'

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

ALTA/ACSM CERTIFICATION:

TO: PRIMROSE SCHOOL FRANCHISING COMPANY; & CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11(a), AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 22nd, 2015.

6-9-15
JUSTIN F. CLONINGER — DATE
NCPLS L-4430
JUSTINC@RBPHARR.COM

GPS CERTIFICATION:

I, JUSTIN F. CLONINGER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: A(1-10,000)
(2) POSITIONAL ACCURACY: HORZ: N=0.017, E=0.008; VERT=0.00
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATES OF SURVEY: 05-20-2015
(5) DATUM/EPOCH: NAD83
(6) PUBLISHED/FIXED-CONTROL USE: MONUMENT M 094
(7) GEOID MODEL: GEOID03
(8) COMBINED GRID FACTOR(S): 0.99984490
(9) UNITS: US SURVEY FEET

NORTH CAROLINA PROFESSIONAL SEAL L-4430 LAND SURVEYOR JUSTIN F. CLONINGER

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO: 15-09216CH, EFFECTIVE DATE: MAY 11, 2015

SCHEDULE B - II (EXCEPTIONS)

4. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Map Book 50, Page 304 and Map Book 51, Page 412. AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.

5. Covenants, conditions, restrictions, easements, and liens provided for in Declaration of Covenants, Conditions, Restrictions and Easements for Matthews Parkway Corporate Center recorded in Book 24545, page 278, and any related maps, plans, bylaws and other document(s) and amendment(s), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

6. Easement(s) to Duke Power Company recorded in Book 938, page 362. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

7. Easement(s) to EAHN Properties South, LLC recorded in Book 17023, page 295. DOES NOT AFFECT SUBJECT PROPERTY.

8. Easement Agreement to the City of Charlotte recorded in Book 17106, page 642. DOES NOT AFFECT SUBJECT PROPERTY.

9. Right of Way Agreement to Duke Energy Carolinas, LLC recorded in Book 24530, page 770. AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.

10. Easement and Agreement by and between Matthews Parkway Corporate Center, LLC and OCRE I, LLC recorded in Book 26359, page 488. AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.

SCHEDULE A LEGAL DESCRIPTION

Lying and being situate in Mecklenburg County, North Carolina, and being more particularly described as follows:

Being all of Lot(s) 2, Matthews Parkway Corporate Center, according to the plat thereof recorded in Map Book 51, Page 412, in the Office of the Register of Deeds of Mecklenburg County, North Carolina.

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 19, 2014
MAP NUMBER: 3710458000K

THIS IS TO CERTIFY THAT ON THE 22nd DAY OF MAY 20 15 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED

AREA: 52,229 SQ. FT. OR 1.1990 ACRES

REVISIONS

ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:
PRIMROSE SCHOOLS SUPPORT CENTER
339 NORTH AMES STREET
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
DEED REFERENCE: 22091-484
MAP REFERENCE: 51-412
TAX PARCEL NO: 193-243-07

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSURE NO. C-1471
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO. XX-4131
GW	BZM		1" = 30'	MAY 22, 2015	JOB NO. 83212

PLOTTED: 6/9/2015
G:\83\2\83212\DWG\83212.DWG

REZONING PETITION #2016-643

PRIMROSE SCHOOLS®

URBAN DESIGN PARTNERS
1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com
nc license no: P-0418

Children's Design Group
Mark D. Pavey, A.I.A.-Architect
PO Box 1365
Gulf Shores, AL 36547
(334)-546-3624
(206)-350-0593 Fax
child.design@mindspring.com

Primrose School Franchising Company
Ted Tillman
3660 Cedarcrest Road
Acworth, GA 30101

Primrose School of Matthews

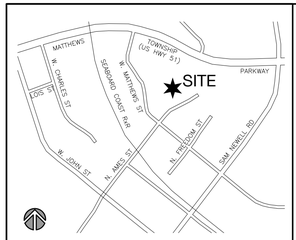
Survey/Existing Conditions Plan
Ames Street, Matthews, NC

NO.	DATE:	BY:	REVISIONS:

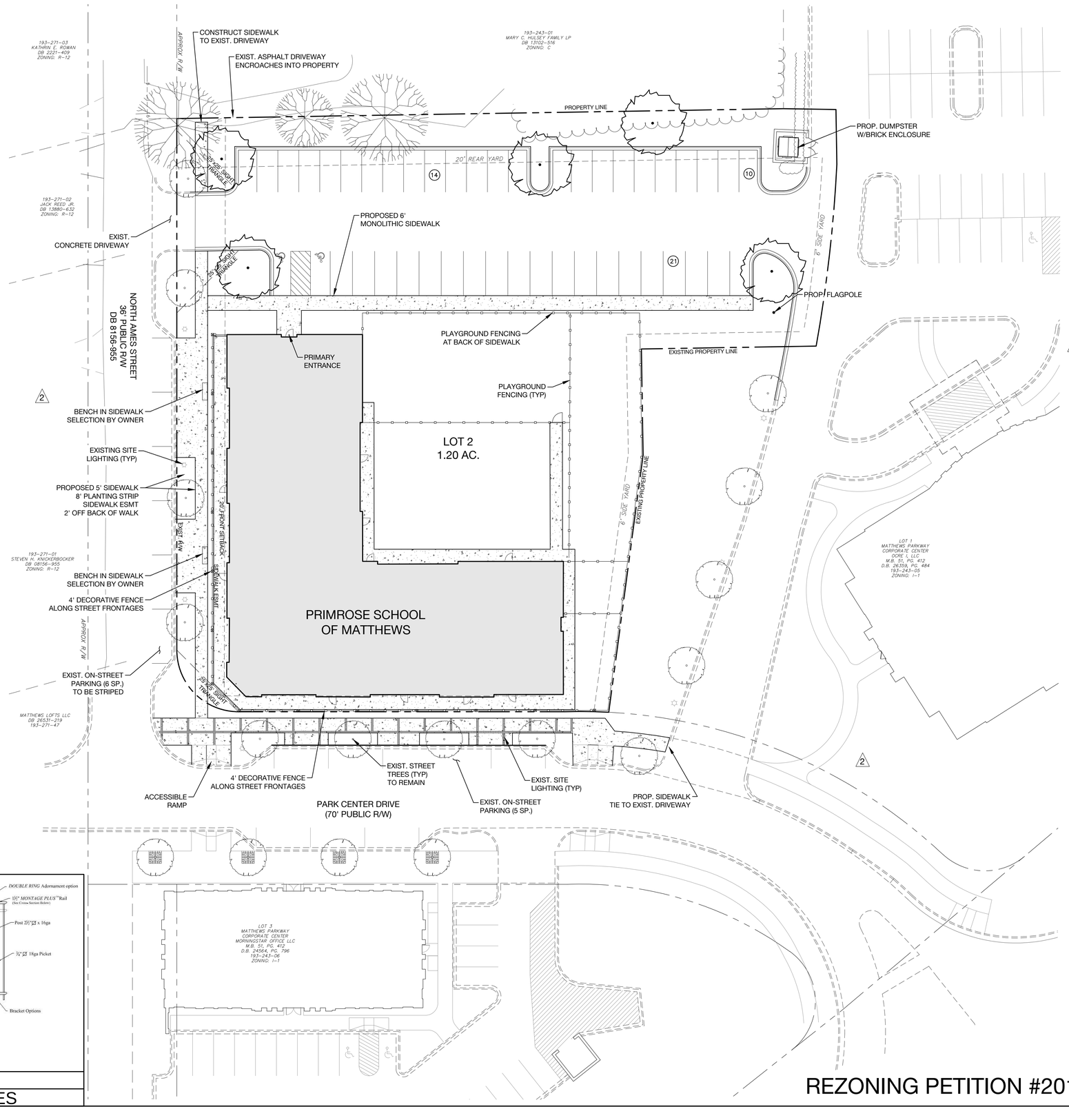
Project No: 15-040
Date: January 27, 2016
Designed by: udp
Drawn By: udp
Scale: as noted
Sheet No:

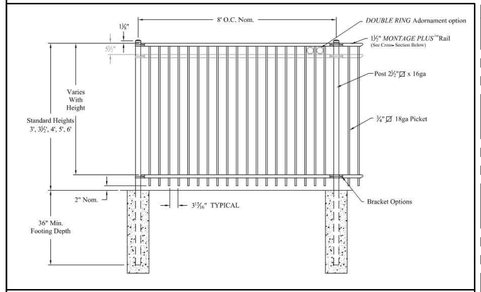
RZ-1

CURRENT 2016-643
6-6-2016



VICINITY MAP





DECORATIVE FENCE
ALONG STREET FRONTAGES

DEVELOPMENT SUMMARY

TAX PARCEL ID #:	193-243-07
TOTAL SITE AREA:	+/-1.20 AC.
EXISTING ZONING:	I-1
PROPOSED ZONING:	O (CD)
PROPOSED USE:	CHILD DAY CARE & OTHER USES
SETBACKS:	
FRONT (PARK CENTER):	20' MAX.
SIDE:	6'
SIDE (NORTH AMES):	20' MIN., 30' MAX.
REAR:	20'
MAXIMUM BUILDING HEIGHT:	40'
VEHICULAR PARKING (CHILD DAY CARE FACILITY):	
REQUIRED:	
1 SPACE/ 2 ADULTS	13 (25 FACULTY/STAFF)
1 SPACE/10 CHILDREN	19 (185 KIDS)
TOTAL:	32 SPACES
PROPOSED:	
SITE:	45 SPACES
STREET:	11 SPACES
TOTAL:	56 SPACES
BICYCLE PARKING:	
REQUIRED:	2
PROPOSED:	2
TREE CANOPY	
REQUIRED:	6,220 SF (12%)
PROVIDED:	8,000 SF
PLAYGROUND AREA:	
REQUIRED: 185 MAX CHILDREN/2 = 93 CHILDREN 93 * 100 SF = 9,300 SF	
PROVIDED:	12,200 SF
BUILDING FRONTAGE	
AMES STREET	175 FT
REQUIRED 75% COVERAGE:	131 FT
BUILDING WIDTH:	136 FT

GRAPHIC SCALE
20 0 10 20 40
1 INCH = 20 FEET

REZONING PETITION #2016-643

URBAN DESIGN PARTNERS
1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com
nc license no: P-0418

Children's Design Group
Mark D. Pavey, A.I.A.-Architect
PO Box 1365
Gulf Shores, AL 36547
(334)-546-3624
(206)-350-0593 Fax
child.design@mindspring.com

Primrose School Franchising Company
Ted Tillman
3660 Cedarcrest Road
Acworth, GA 30101

Primrose School of Matthews

Rezoning Plan
Ames Street, Matthews, NC

NO.	DATE:	BY:	REVISIONS:
1	03.30.16	UDP	PER STAFF COMMENTS
2	05.02.16	UDP	PER STAFF COMMENTS
3	06.01.16	UDP	NOTE CORRECTIONS

Project No: 15-040
Date: January 27, 2016
Designed by: udp
Drawn By: udp
Scale: 1" = 20'
Sheet No:

RZ-2

CURRENT 2016-643 6-6-2016

GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Primrose School Franchising Company ("Applicant") for an approximately 1.2 acre site located on the west side of Park Center Drive between Matthews Township Parkway and North Ames Street, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").

B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). The regulations established under the Ordinance for the O zoning district shall govern the use and development of the Site.

1 C. Subject to paragraph G under Architectural Standards, the location of any building to be constructed on the Site and the location of parking areas and other improvements shall be governed by the standards and regulations set out in the Ordinance. Notwithstanding the foregoing, a building devoted to a child day care facility and the associated parking areas and other improvements shall be located on the site as generally depicted on the Rezoning Plan.

2

PERMITTED USES

A. The Site may be devoted only to the following uses and to any incidental and accessory uses associated therewith that are allowed in the O zoning district.

(1) General and professional offices

(2) Medical, dental, optical offices and clinics.

(3) Laboratory and research facilities, medical, dental or optical.

(4) A child day care facility.

DEVELOPMENT LIMITATIONS/MAXIMUM GROSS FLOOR AREA

A. A child day care facility developed on the Site shall be subject to the following limitations:

(1) The maximum number of children that may be served on the Site shall be 185.

(2) The maximum size of a building devoted to a child day care facility shall be 12,800 square feet of gross floor area.

(3) A child day care facility shall comply with the applicable requirements of Section 155.506.6 of the Ordinance.

B. The maximum size of a building devoted to a use or uses other than a child day care facility shall be 20,000 square feet of gross floor area.

C. For purposes of the limitations set out above, "gross floor area" shall mean the total floor area enclosed within a building, including interior balconies, exclusive of mezzanines, stairways and elevator shafts.

DIMENSIONAL STANDARDS

A. Development of the Site shall comply with the dimensional standards of the O zoning district and the Downtown Overlay District set out in the Ordinance.

TRANSPORTATION AND PARKING

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Town of Matthews.

3 B. Vehicular parking shall be provided in accordance with the requirements of the Ordinance.

C. Notwithstanding the foregoing, a minimum of 45 parking spaces shall be constructed on the Site for a child day facility located on the Site. Of these 45 parking spaces, a minimum of 40 shall be devoted to the child day care facility.

1 D. In addition to the on-site vehicular parking spaces described above, a minimum of 11 on-street parking spaces shall be located along the Site's frontages on North Ames Street and Park Center Drive as depicted on the Rezoning Plan.

E. If the Town of Matthews determines that it is necessary for the safety and efficiency of Park Center Drive and North Ames Street as a result of the traffic generated by a child day care facility on the Site, and the Town of Matthews advises the operator of a child day care facility of such necessity, then the operator of a child day care facility on the Site shall hire one off-duty law enforcement officer or one private security officer to manage traffic at the vehicular access points into the Site and/or at the intersection of Park Center Drive and North Ames Street during the transportation peak hours of the child day care facility. The transportation peak hours of the child day care facility shall be defined as 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM Monday through Friday (excluding holidays). If the Town of Matthews subsequently determines that it is no longer necessary for the operator of a child day care facility on the Site to continue to hire one off-duty law enforcement officer or one private security officer to manage traffic at the vehicular access points into the Site and/or at the intersection of Park Center Drive and North Ames Street during the transportation peak hours of the child day care facility, then the operator of a child day care facility on the Site shall no longer be required to do so. In making the determinations set out above, the Town of Matthews shall consult with the Town Engineer, and the operator of a child day care facility on the Site may engage a traffic engineer to consult with the Town and the Town Engineer as well with respect to these determinations. This paragraph E shall only apply to a child day care facility on the Site.

2

F. Prior to the issuance of a certificate of occupancy for a child day care facility on the Site, the operator of a child day care facility on the Site shall pay the sum of ten thousand dollars ($10,000.00) to the Town of Matthews to be used by the Town of Matthews for future improvements to North Ames Street. This paragraph F shall only apply to a child day care facility on the Site.

STREETSCAPE TREATMENT AND SIDEWALKS

A. The streetscape treatment along the Site's public street frontages shall comply with the requirements of the Ordinance.

B. Sidewalks shall be installed along the Site's public street frontages as depicted on the Rezoning Plan. The sidewalk to be installed along the Site's frontage on Park Center Drive shall match the design of the existing sidewalk located on the opposite or east side of Park Center Drive and shall include pavers and other features of the existing sidewalk located on the opposite or east side of Park Center Drive.

1

C. A sidewalk easement shall be conveyed to the Town of Matthews for any portion of the public sidewalks that are located on the Site and outside of the public right of way.

ARCHITECTURAL STANDARDS

A. The maximum height of any building constructed on the Site shall be 40 feet.

B. Attached to the Rezoning Plan are conceptual architectural renderings of the front elevations of the building (the elevations facing North Ames Street and Park Center Drive) to be constructed on the Site that will be devoted to a child day care facility that are intended to depict the general conceptual architectural style and character of the front elevations of this building. Accordingly, the front elevations of the building to be constructed on the Site that will be devoted to a child day care facility shall be designed and constructed so that the front elevations are substantially similar in appearance to the attached relevant conceptual architectural renderings. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.

1 C. Attached to the Rezoning Plan are conceptual architectural renderings of the north and west elevations of the building to be constructed on the Site that will be devoted to a child day care facility that are intended to depict the general conceptual architectural style and character of the north and west elevations of this building. Accordingly, the north and west elevations of the building to be constructed on the Site that will be devoted to a child day care facility shall be designed and constructed so that the north and west elevations are substantially similar in appearance to the attached relevant conceptual architectural renderings. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.

2

D. As depicted on the conceptual architectural renderings, the primary exterior building materials used on a building devoted to a child day care facility shall be brick, stone and precast stone or precast concrete.

3 E. A building devoted to a child day care facility shall have four sided architecture, such that the side and rear elevations of the building shall have the same exterior building materials as the front elevations and the same percentage brick as the front elevations.

F. The main entrance into a building devoted to a child care facility is designated on the Rezoning Plan.

1 G. Prior to the issuance of a building permit for any building to be constructed on the Site that shall be devoted to a use or uses other than a child day care facility, the site plan and the building elevations for such building must be approved by the Matthews Board of Commissioners. Any building to be constructed on the Site that shall be devoted to a use or uses other than a child day care facility shall have four sided architecture, such that the side and rear elevations of the building shall have the same exterior building materials as the front elevation and the same percentage brick as the front elevation.

SCREENING

1 A. Dumpster and recycling areas will be enclosed on all four sides with three sides being enclosed by opaque walls and one side being enclosed by a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of the building, then the side wall or rear wall of the building may be substituted for the wall along each such side.

3 B. The opaque walls of a dumpster and recycling area enclosure shall be masonry walls clad with the same brick as the brick on the building to be constructed on the Site.

SIGNS

A. All signs installed on the Site shall comply with the requirements of the Ordinance.

BINDING EFFECT OF THE REZONING APPLICATION

A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.

REZONING PETITION #2016-643

URBAN DESIGN PARTNERS
1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com
nc license no: P-0418

Children's Design Group
Mark D. Pavey, A.I.A.-Architect
PO Box 1365
Gulf Shores, AL 36547
(334)-546-3624
(206)-350-0593 Fax
child.design@mindspring.com

Primrose School Franchising Company
Ted Tillman
3660 Cedarcrest Road
Acworth, GA 30101

NO.	DATE:	BY:	REVISIONS:
1	03.30.16	UDP	PER STAFF COMMENTS
2	05.02.16	UDP	PER STAFF COMMENTS
3	06.01.16	UDP	NOTE CORRECTIONS

Primrose School of Matthews

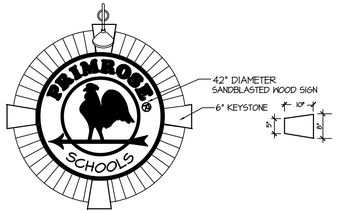
Development Standards & Notes

Ames Street, Matthews, NC

Project No: 15-040
Date: January 27, 2016
Designed by: udp
Drawn By: udp
Scale: nts
Sheet No:

RZ-3

CURRENT 2016-643 6-6-2016



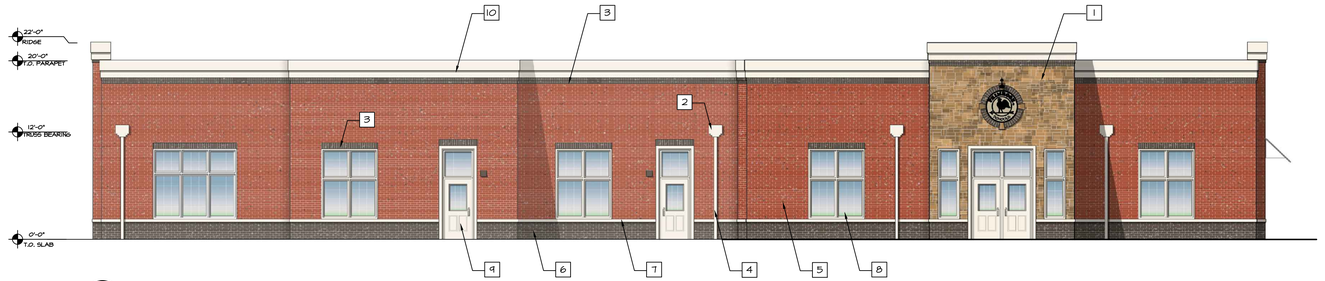
SIGN COLORS:
ROOSTER, CIRCLES & TEXT = TATE OLIVE
BACKGROUND = BEIGE
(TOTAL SIGN AREA = 9.6 SQ. FT.)

(1) WALL MOUNTED LOGO SIGN 1/2"=1'-0"

EXTERIOR COLOR SCHEDULE

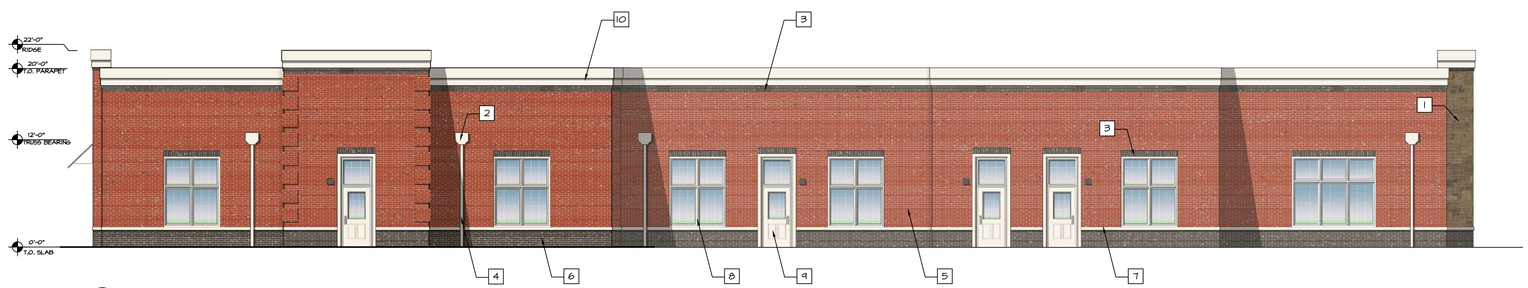
1	STONE - LONESTAR STONE - LIBERTY CLASSIC - AUTUMN GROUT: BUFF COLORED MORTAR
2	GONDUCTOR HEAD AND DOWNSPOUTS, CONNECT TO UNDERGROUND STORM SYSTEM. - ANTIQUE WHITE
3	DARK BRICK SOLDIER COURSE
4	EXTRUDED ALUMINUM 3" WIDE DOWNSPOUTS TO UNDERGROUND STORM SYSTEM - ANTIQUE WHITE
5	RED BRICK VENEER - BORAL CONCORD MODULAR GROUT: BUFF COLORED MORTAR
6	DARK BRICK VENEER - BORAL CUMBERLAND GROUT: BUFF COLORED MORTAR
7	ROUNDED PRECAST SILL - NATURAL WHITE COLOR
8	ALUMINUM WINDOWS - ANTIQUE WHITE
9	H.M. INSUL. EXTERIOR DOOR AND FRAME - ANTIQUE WHITE
10	PRECAST STONE - NATURAL WHITE COLOR
11	STANDING SEAM ROOF ON METAL FRAME - DARK BRONZE
12	36" DIAMETER VENT LOUVERS - ANTIQUE WHITE
13	4' BLACK FENCE WITH RED BRICK VENEER COLUMNS W/ PRECAST STONE CAPS - NATURAL WHITE COLOR

(A) PARK CENTER DRIVE ELEVATION 1/8"=1'-0"



(B) WEST ELEVATION 1/8"=1'-0"

(C) NORTH AMES STREET ELEVATION 1/8"=1'-0"



(D) NORTH ELEVATION 1/8"=1'-0"

A New Building For:
Primrose School Franchising Company
3660 Cedarcrest Road
Acworth, Georgia 30101
Copyright © 2016
Primrose School Franchising Company

These drawings and the design represented hereby are the exclusive property of Primrose School Franchising Co. Reproduction or any use of these drawings other than for the construction of a Primrose School is prohibited. Any unauthorized use will be subject to legal action.

Children's Design Group
Mark D. Pavey, A.I.A. - Architect
PO BOX 1365
GULF SHORES, AL 36547
(334)-546-3624
(206)-350-0593 Fax
child.design@mindspring.com

MARK D. PAVEY REGISTERED ARCHITECT 5277 NORTH CAROLINA Montgomery Alabama

Site:
Primrose School of Matthews
North Ames Street
Matthews, NC

Building Type:
NC-2016-CUSTOM L

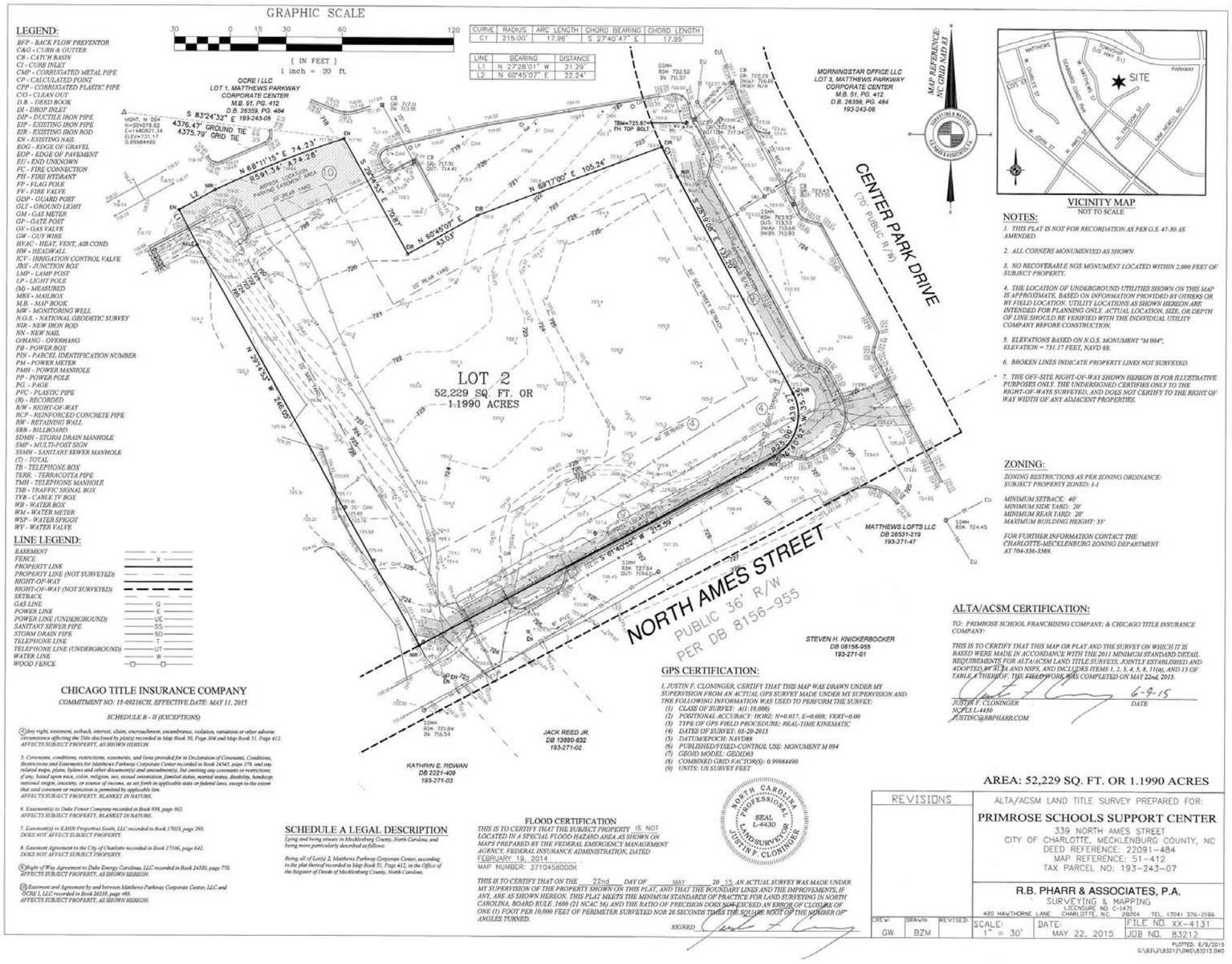
Drawing Title:
EXTERIOR ELEVATIONS

Date: 5/4/2016
Drn: DWS
Ckd: MDP

Drawing Number:
A-4

Revisions:

SUPERCEDED 2016-643
3-30-2016



REZONING PETITION #2016-643

URBAN DESIGN PARTNERS
1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com
nc license no: P-0418

Children's Design Group
Mark D. Pavey, A.I.A.-Architect
PO Box 1365
Gulf Shores, AL 36547
(334)-546-3624
(206)-350-0593 Fax
child.design@mindspring.com

Primrose School Franchising Company
Ted Tillman
3660 Cedarcrest Road
Acworth, GA 30101

Primrose School of Matthews

Survey/Existing Conditions Plan

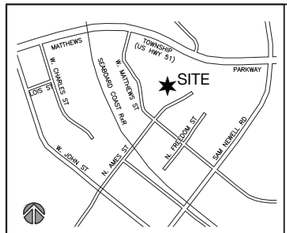
Ames Street, Matthews, NC

NO. DATE: BY: REVISIONS:

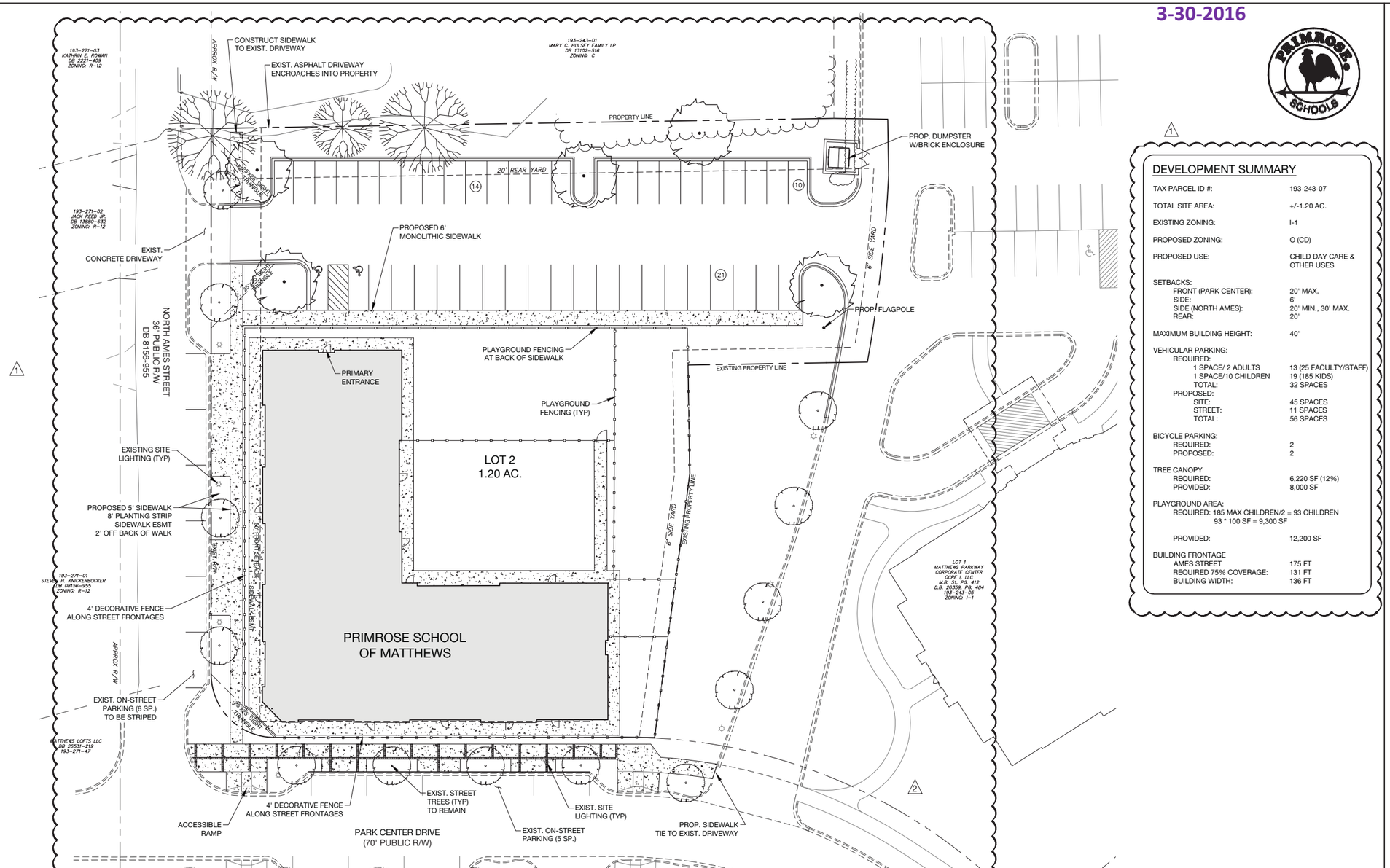
Project No: 15-040
Date: January 27, 2016
Designed by: udp
Drawn By: udp
Scale: as noted
Sheet No:

RZ-1

SUPERCEDED 2016-643
3-30-2016

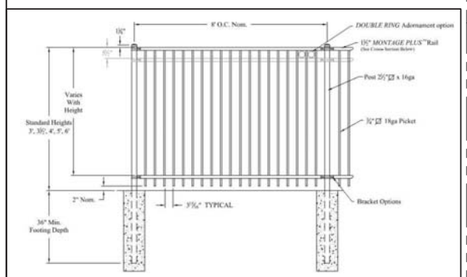


VICINITY MAP



DEVELOPMENT SUMMARY

TAX PARCEL ID #:	193-243-07
TOTAL SITE AREA:	+/-1.20 AC.
EXISTING ZONING:	I-1
PROPOSED ZONING:	O (CD)
PROPOSED USE:	CHILD DAY CARE & OTHER USES
SETBACKS:	
FRONT (PARK CENTER):	20' MAX.
SIDE:	6'
SIDE (NORTH AMES):	20' MIN., 30' MAX.
REAR:	20'
MAXIMUM BUILDING HEIGHT:	40'
VEHICULAR PARKING:	
REQUIRED:	
1 SPACE/ 2 ADULTS	13 (25 FACULTY/STAFF)
1 SPACE/10 CHILDREN	19 (185 KIDS)
TOTAL:	32 SPACES
PROPOSED:	
SITE:	45 SPACES
STREET:	11 SPACES
TOTAL:	56 SPACES
BICYCLE PARKING:	
REQUIRED:	2
PROPOSED:	2
TREE CANOPY	
REQUIRED:	6,220 SF (12%)
PROVIDED:	8,000 SF
PLAYGROUND AREA:	
REQUIRED: 185 MAX CHILDREN/2 = 93 CHILDREN	
93 * 100 SF = 9,300 SF	
PROVIDED:	12,200 SF
BUILDING FRONTAGE	
AMES STREET	175 FT
REQUIRED 75% COVERAGE:	131 FT
BUILDING WIDTH:	136 FT



DECORATIVE FENCE ALONG STREET FRONTAGES

GRAPHIC SCALE
20 0 10 20 40
1 INCH = 20 FEET

REZONING PETITION #2016-643

URBAN DESIGN PARTNERS
1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com
nc license no: P-0418

Children's Design Group
Mark D. Pavey, A.I.A.-Architect
PO Box 1365
Gulf Shores, AL 36547
(334)-546-3624
(206)-350-0593 Fax
child.design@mindspring.com

Primrose School Franchising Company
Ted Tillman
3660 Cedarcrest Road
Acworth, GA 30101

Primrose School of Matthews

Rezoning Plan
Ames Street, Matthews, NC

NO.	DATE:	BY:	REVISIONS:
1	03.30.16	UDP	PER STAFF COMMENTS

Project No: 15-040
Date: January 27, 2016
Designed by: udp
Drawn By: udp
Scale: 1" = 20'
Sheet No:

RZ-2

SUPERCEDED 2016-643
3-30-2016

GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Primrose School Franchising Company ("Applicant") for an approximately 1.2 acre site located on the west side of Park Center Drive between Matthews Township Parkway and North Ames Street, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").

B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). The regulations established under the Ordinance for the O zoning district shall govern the use and development of the Site.

1 C. Subject to paragraph F under Architectural Standards, the location of any building to be constructed on the Site and the location of parking areas and other improvements shall be governed by the standards and regulations set out in the Ordinance. Notwithstanding the foregoing, a building devoted to a child day care facility and the associated parking areas and other improvements shall be located on the site as generally depicted on the Rezoning Plan.

PERMITTED USES

A. The Site may be devoted to any use or uses that are permitted by right or under prescribed conditions in the O zoning district and to any incidental and accessory uses associated therewith that are allowed in the O zoning district.

DEVELOPMENT LIMITATIONS/MAXIMUM GROSS FLOOR AREA

A. A child day care facility developed on the Site shall be subject to the following limitations:

(1) The maximum number of children that may be served on the Site shall be 185.

(2) The maximum size of a building devoted to a child day care facility shall be 12,800 square feet of gross floor area.

(3) A child day care facility shall comply with the applicable requirements of Section 155.506.6 of the Ordinance.

B. The maximum size of a building devoted to a use or uses other than a child day care facility shall be 20,000 square feet of gross floor area.

C. For purposes of the limitations set out above, "gross floor area" shall mean the total floor area enclosed within a building, including interior balconies, exclusive of mezzanines, stairways and elevator shafts.

DIMENSIONAL STANDARDS

A. Development of the Site shall comply with the dimensional standards of the O zoning district and the Downtown Overlay District set out in the Ordinance.

TRANSPORTATION AND PARKING

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Town of Matthews.

B. Vehicular parking shall be provided in accordance with the requirements of the Ordinance. Notwithstanding the foregoing, a minimum of 45 parking spaces shall be provided on the Site.

1 C. Notwithstanding the foregoing, a minimum of 45 parking spaces shall be constructed on the Site for a child day facility located on the Site. Of these 45 parking spaces, a minimum of 40 shall be devoted to the child day care facility.

D. In addition to the on-site vehicular parking spaces described above, a minimum of 11 on-street parking spaces shall be located along the Site's frontages on North Ames Street and Park Center Drive as depicted on the Rezoning Plan.

STREETSCAPE TREATMENT AND SIDEWALKS

A. The streetscape treatment along the Site's public street frontages shall comply with the requirements of the Ordinance.

1 B. Sidewalks shall be installed along the Site's public street frontages as depicted on the Rezoning Plan. The sidewalk to be installed along the Site's frontage on Park Center Drive shall match the design of the existing sidewalk located on the opposite or east side of Park Center Drive and shall include pavers and other features of the existing sidewalk located on the opposite or east side of Park Center Drive.

C. A sidewalk easement shall be conveyed to the Town of Matthews for any portion of the public sidewalks that are located on the Site and outside of the public right of way.

ARCHITECTURAL STANDARDS

A. The maximum height of any building constructed on the Site shall be 40 feet.

B. Attached to the Rezoning Plan are conceptual architectural renderings of the front elevations of the building (the elevations facing North Ames Street and Park Center Drive) to be constructed on the Site that will be devoted to a child day care facility that are intended to depict the general conceptual architectural style and character of the front elevations of this building. Accordingly, the front elevations of the building to be constructed on the Site that will be devoted to a child day care facility shall be designed and constructed so that the front elevations are substantially similar in appearance to the attached relevant conceptual architectural renderings. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.

1 C. As depicted on the conceptual architectural renderings, the primary exterior building materials used on a building devoted to a child day care facility shall be brick, stone and precast stone or precast concrete.

D. A building devoted to a child day care facility shall have four sided architecture, such that the side and rear elevations of the building shall have the same exterior building materials as the front elevation and the same percentage brick as the front elevation.

1 E. The main entrance into a building devoted to a child care facility is designated on the rezoning plan.

F. Prior to the issuance of a building permit for any building to be constructed on the Site that shall be devoted to a use or uses other than a child day care facility, the site plan and the building elevations for such building must be approved by the Matthews Board of Commissioners. Any building to be constructed on the Site that shall be devoted to a use or uses other than a child day care facility shall have four sided architecture, such that the side and rear elevations of the building shall have the same exterior building materials as the front elevation and the same percentage brick as the front elevation.

SCREENING

1 A. Dumpster and recycling areas will be enclosed on all four sides with three sides being enclosed by opaque walls and one side being enclosed by a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of the building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side.

B. The opaque walls of a dumpster and recycling are enclosure shall be masonry walls clad with the same brick as the brick on the building to be constructed on the Site.

SIGNS

A. All signs installed on the Site shall comply with the requirements of the Ordinance.

BINDING EFFECT OF THE REZONING APPLICATION

A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.

REZONING PETITION #2016-643

URBAN DESIGN PARTNERS
1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com
nc license no: P-0418

Children's Design Group
Mark D. Pavey, A.I.A.-Architect
PO Box 1365
Gulf Shores, AL 36547
(334)-546-3624
(206)-350-0593 Fax
child.design@mindspring.com

Primrose School Franchising Company
Ted Tillman
3660 Cedarcrest Road
Acworth, GA 30101

Primrose School of Matthews

Development Standards & Notes

Ames Street, Matthews, NC

NO.	DATE:	BY:	REVISIONS:
1	03.30.16	UDP	PER STAFF COMMENTS

Project No: 15-040
Date: January 27, 2016
Designed by: udp
Drawn By: udp
Scale: nts
Sheet No:

RZ-3

SUPERCEDED 2016-643
3-30-2016

NORTH AMES STREET ELEVATION

CENTER PARK DRIVE ELEVATION

A New Building For:
Primrose School Franchising Company
3660 Cedarcrest Road
Acworth, Georgia 30101

Copyright © 2016
Primrose School Franchising Company

These drawings and the design represented hereby are the exclusive property of Primrose School Franchising Co. Reproduction or any use of these drawings other than for Primrose School Franchising Co. projects without the express written consent of Primrose School Franchising Co. is prohibited. Any unauthorized use will be subject to legal action.

Children's Design Group
Mark D. Pavey, A.I.A. - Architect
PO BOX 1365
GULF SHORES, AL 36547
(334)-546-3624
(206)-350-0393 Fax
child.design@mindspring.com

MARK D. PAVEY
REGISTERED ARCHITECT
5277
NORTH CAROLINA
Montgomery Alabama

Site:
Primrose School of Matthews
North Ames Street
Matthews, NC

Building Type:
NC-2016-CUSTOM L

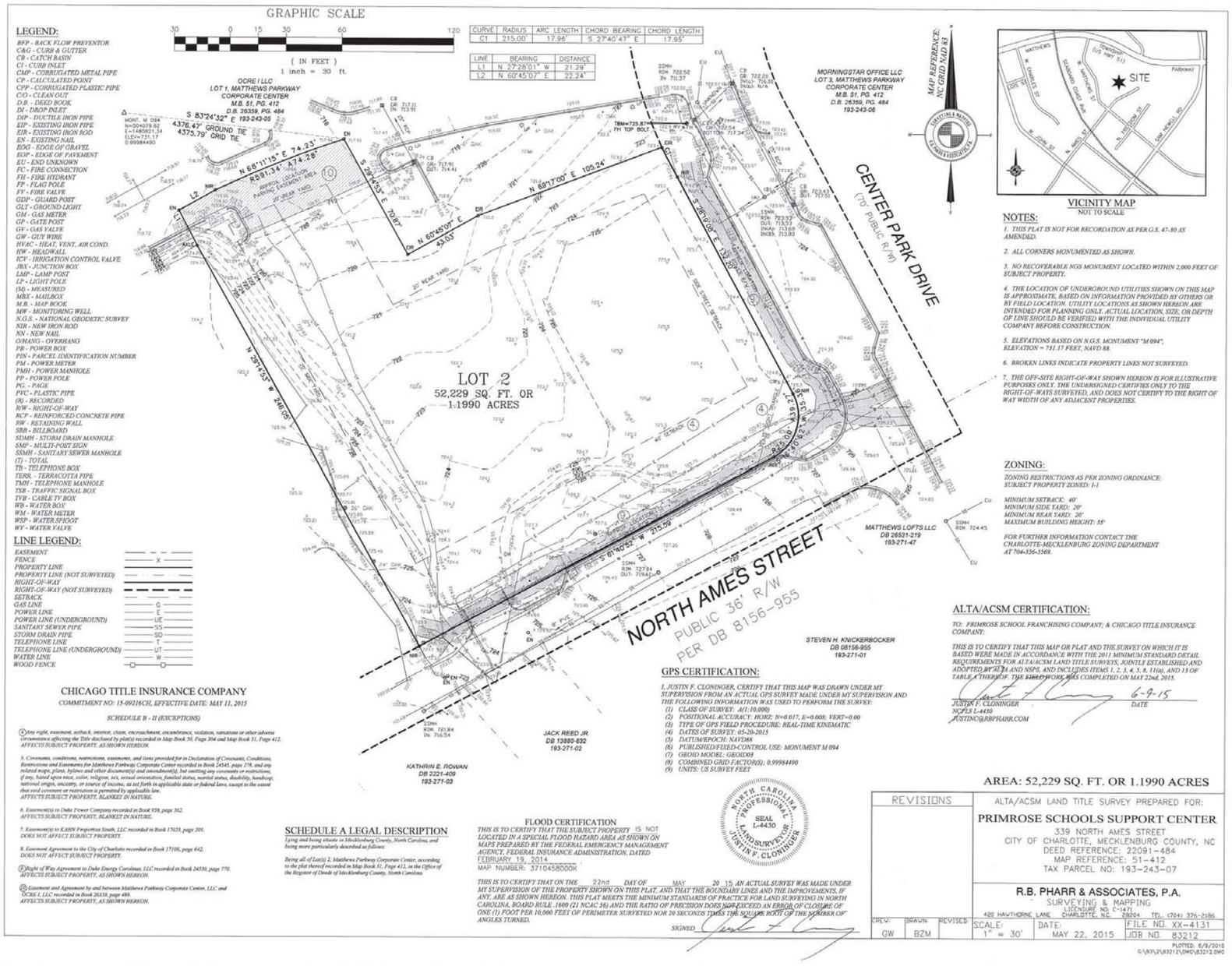
Drawing Title:
EXTERIOR ELEVATIONS

Date: 3/4/2016
Drn: MDP
Ckd: MDP

Drawing Number:
A-4

Revisions:

SUPERCEDED 2016-643 1-27-2016



NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. ELEVATIONS BASED ON N.G.S. MONUMENT "M 094", ELEVATION = 731.17 FEET, NAVD 88.
6. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
7. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: I-1

MINIMUM SETBACK: 40'
MINIMUM SIDE YARD: 20'
MINIMUM REAR YARD: 20'
MAXIMUM BUILDING HEIGHT: 35'

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

ALTA/ACSM CERTIFICATION:

TO: PRIMROSE SCHOOL FRANCHISING COMPANY; & CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11(a), AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 22nd, 2015.

6-9-15
JUSTIN F. CLONINGER — DATE
NCPLS L-4430
JUSTINC@RBPHARR.COM

GPS CERTIFICATION:

I, JUSTIN F. CLONINGER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: A(1:10,000)
(2) POSITIONAL ACCURACY: HORZ: N=0.017, E=0.008; VERT=0.00
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATES OF SURVEY: 05-20-2015
(5) DATUM/EPOCH: NAVD88
(6) PUBLISHED/FIXED-CONTROL USE: MONUMENT M 094
(7) GEOID MODEL: GEOID09
(8) COMBINED GRID FACTOR(S): 0.99984490
(9) UNITS: US SURVEY FEET

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO: 15-09216CH, EFFECTIVE DATE: MAY 11, 2015

SCHEDULE B - II (EXCEPTIONS)

(a) Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Map Book 50, Page 304 and Map Book 51, Page 412. AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.

X. Covenants, conditions, restrictions, easements, and liens provided for in Declaration of Covenants, Conditions, Restrictions and Easements for Matthews Parkway Corporate Center recorded in Book 24545, page 278, and any related maps, plans, bylaws and other document(s) and amendment(s), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

6. Easement(s) to Duke Power Company recorded in Book 939, page 362. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

7. Easement(s) to KAHN Properties South, LLC recorded in Book 17023, page 205. DOES NOT AFFECT SUBJECT PROPERTY.

8. Easement Agreement to the City of Charlotte recorded in Book 17106, page 642. DOES NOT AFFECT SUBJECT PROPERTY.

(g) Right of Way Agreement to Duke Energy Carolinas, LLC recorded in Book 24350, page 770. AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.

(h) Easement and Agreement by and between Matthews Parkway Corporate Center, LLC and OCRE I, LLC recorded in Book 26359, page 489. AFFECTS SUBJECT PROPERTY, AS SHOWN HERON.

SCHEDULE A LEGAL DESCRIPTION

Lying and being situate in Mecklenburg County, North Carolina, and being more particularly described as follows:

Being all of Lot(s) 2, Matthews Parkway Corporate Center, according to the plat thereof recorded in Map Book 51, Page 412, in the Office of the Register of Deeds of Mecklenburg County, North Carolina.

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 19, 2014
MAP NUMBER: 3710458000K

THIS IS TO CERTIFY THAT ON THE 22nd DAY OF MAY 20 15 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED

NORTH CAROLINA PROFESSIONAL SEAL L-4430 LAND SURVEYOR JUSTIN F. CLONINGER

AREA: 52,229 SQ. FT. OR 1.1990 ACRES

REVISIONS	ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:
	PRIMROSE SCHOOLS SUPPORT CENTER
	339 NORTH AMES STREET
	CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
	DEED REFERENCE: 22091-484
	MAP REFERENCE: 51-412
	TAX PARCEL NO: 193-243-07

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSURE NO C-1471
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL: (704) 376-2186

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO. XX-4131
GW	BZM		1" = 30'	MAY 22, 2015	JOB NO. 83212

PLOTTED: 6/9/2015
G:\83\2\83212\DWG\83212.DWG

REZONING PETITION #2016-xxx

URBAN DESIGN PARTNERS
1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com
nc license no: P-0418

Children's Design Group
Mark D. Pavey, A.I.A.-Architect
PO Box 1365
Gulf Shores, AL 36547
(334)-546-3624
(206)-350-0593 Fax
child.design@mindspring.com

Primrose School Franchising Company
Ted Tillman
3660 Cedarcrest Road
Acworth, GA 30101

Primrose School of Matthews

Survey/Existing Conditions Plan
Ames Street, Matthews, NC

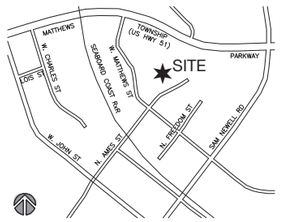
NO. DATE: BY: REVISIONS:

Project No: 15-040
Date: January 27, 2016
Designed by: udp
Drawn By: udp
Scale: as noted
Sheet No:

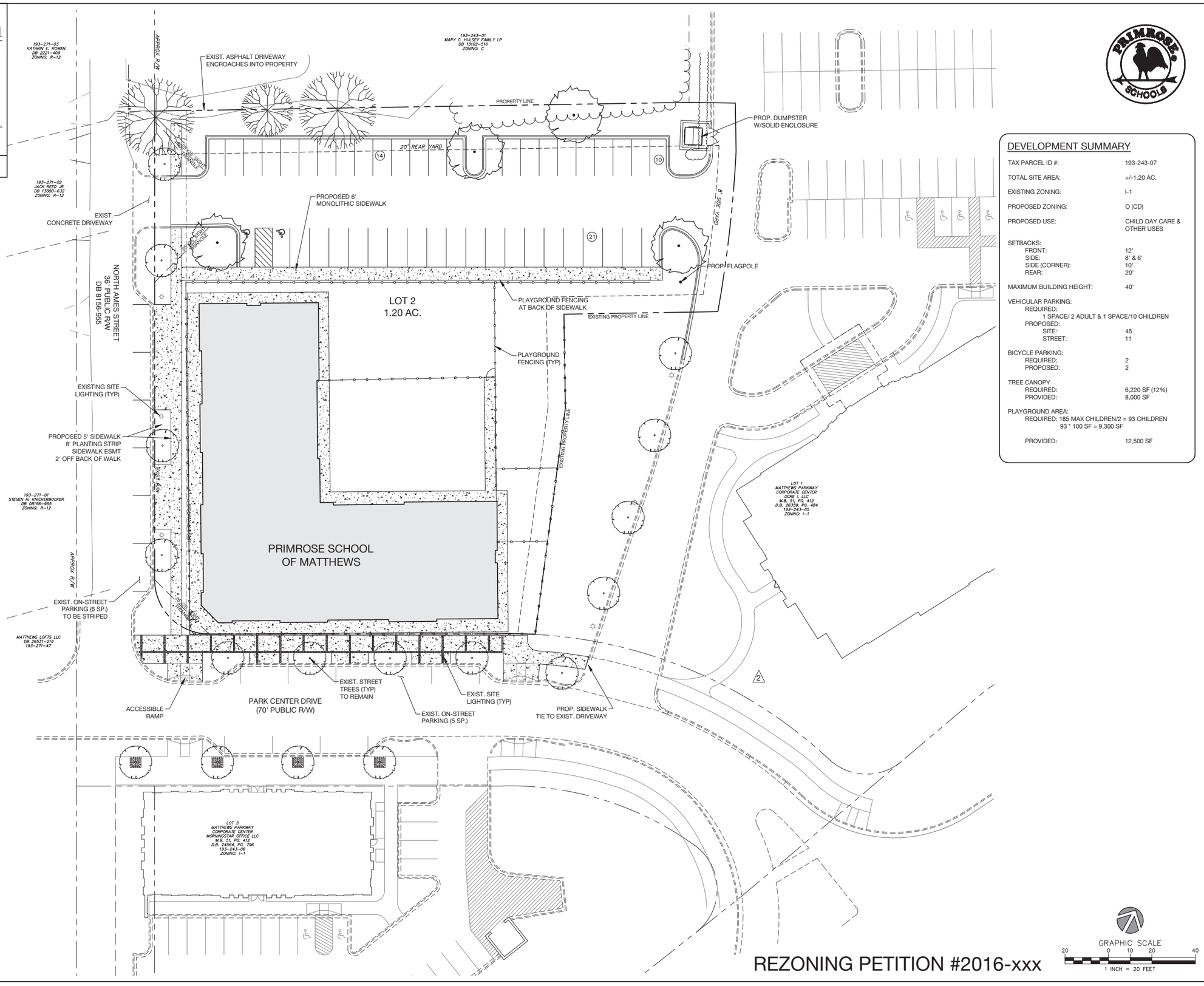
RZ-1

SUPERCEDED

2016-643
1-27-2016



VICINITY MAP



DEVELOPMENT SUMMARY

TAX PARCEL ID #:	193-243-07
TOTAL SITE AREA:	+/-1.20 AC.
EXISTING ZONING:	I-1
PROPOSED ZONING:	O (CD)
PROPOSED USE:	CHILD DAY CARE & OTHER USES
SETBACKS:	
FRONT:	12'
SIDE:	8' & 6'
SIDE (CORNER):	10'
REAR:	20'
MAXIMUM BUILDING HEIGHT:	40'
VEHICULAR PARKING:	
REQUIRED:	1 SPACE/ 2 ADULT & 1 SPACE/10 CHILDREN
PROPOSED:	
SITE:	45
STREET:	11
BICYCLE PARKING:	
REQUIRED:	2
PROPOSED:	2
TREE CANOPY	
REQUIRED:	6,220 SF (12%)
PROVIDED:	8,000 SF
PLAYGROUND AREA:	
REQUIRED: 185 MAX CHILDREN/2 = 93 CHILDREN 93 * 100 SF = 9,300 SF	
PROVIDED:	12,500 SF

REZONING PETITION #2016-xxx

GRAPHIC SCALE
20 0 10 20 40
1 INCH = 20 FEET

URBAN DESIGN PARTNERS
1318-e6 central ave. p 704.334.3303
charlotte, nc 28205 f 704.334.3305
urbandesignpartners.com
nc license no: P-0418

Children's Design Group
Mark D. Pavey, A.I.A.-Architect
PO Box 1365
Gulf Shores, AL 36547
(334)-546-3624
(206)-350-0593 Fax
child.design@mindspring.com

Primrose School
Franchising Company
Ted Tillman
3660 Cedarcrest Road
Acworth, GA 30101

Primrose School of Matthews

Rezoning Plan
Ames Street, Matthews, NC

NO.	DATE:	BY:	REVISIONS:

Project No: 15-040
Date: January 27, 2016
Designed by: udp
Drawn By: udp
Scale: 1" = 20'
Sheet No:

RZ-2

SUPERCEDED

2016-643
1-27-2016

GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Primrose School Franchising Company ("Applicant") for an approximately 1.2 acre site located on the west side of Park Center Drive between Matthews Township Parkway and North Ames Street, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").

B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). The regulations established under the Ordinance for the O zoning district shall govern the use and development of the Site.

C. Subject to paragraph E under Architectural Standards, the location of any building to be constructed on the Site and the location of parking areas and other improvements shall be governed by the standards and regulations set out in the Ordinance. Notwithstanding the foregoing, a building devoted to a child day care facility and the associated parking areas and other improvements shall be located on the site as generally depicted on the Rezoning Plan.

PERMITTED USES

A. The Site may be devoted to any use or uses that are permitted by right or under prescribed conditions in the O zoning district and to any incidental and accessory uses associated therewith that are allowed in the O zoning district.

DEVELOPMENT LIMITATIONS/MAXIMUM GROSS FLOOR AREA

A. A child day care facility developed on the Site shall be subject to the following limitations:

(1) The maximum number of children that may be served on the Site shall be 185.

(2) The maximum size of a building devoted to a child day care facility shall be 12,800 square feet of gross floor area.

(3) A child day care facility shall comply with the applicable requirements of Section 155.506.6 of the Ordinance.

B. The maximum size of a building devoted to a use or uses other than a child day care facility shall be 20,000 square feet of gross floor area.

C. For purposes of the limitations set out above, "gross floor area" shall mean the total floor area enclosed within a building, including interior balconies, exclusive of mezzanines, stairways and elevator shafts.

DIMENSIONAL STANDARDS

A. Development of the Site shall comply with the dimensional standards of the O zoning district and the Downtown Overlay District set out in the Ordinance.

TRANSPORTATION AND PARKING

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Town of Matthews.

B. Vehicular parking shall be provided in accordance with the requirements of the Ordinance. Notwithstanding the foregoing, a minimum of 45 parking spaces shall be provided on the Site.

C. In addition to the on-site vehicular parking spaces described above, a minimum of 11 on-street parking spaces shall be located along the Site's frontages on North Ames Street and Park Center Drive as depicted on the Rezoning Plan.

STREETSCAPE TREATMENT AND SIDEWALKS

A. The streetscape treatment along the Site's public street frontages shall comply with the requirements of the Ordinance.

B. Sidewalks shall be installed along the Site's public street frontages as depicted on the Rezoning Plan.

C. A sidewalk easement shall be conveyed to the Town of Matthews for any portion of the public sidewalks that are located on the Site and outside of the public right of way.

ARCHITECTURAL STANDARDS

A. The maximum height of any building constructed on the Site shall be 40 feet.

B. Attached to the Rezoning Plan are conceptual architectural renderings of the front elevations of the building (the elevations facing North Ames Street and Park Center Drive) to be constructed on the Site that will be devoted to a child day care facility that are intended to depict the general conceptual architectural style and character of the front elevations of this building. Accordingly, the front elevations of the building to be constructed on the Site that will be devoted to a child day care facility shall be designed and constructed so that the front elevations are substantially similar in appearance to the attached relevant conceptual architectural renderings. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.

C. The primary exterior building materials used on a building devoted to a child day care facility will be a combination of portions of the following: brick, stone, precast stone, synthetic stone, cementitious siding (such as hardi-plank) and wood. Vinyl as a building material may only be used on windows, soffits, trim and shutters.

D. A building devoted to a child day care facility shall have four sided architecture, such that the side and rear elevations of the building shall have the same exterior building materials as the front elevation and the same percentage brick as the front elevation.

E. Prior to the issuance of a building permit for any building to be constructed on the Site that shall be devoted to a use or uses other than a child day care facility, the site plan and the building elevations for such building must be approved by the Matthews Board of Commissioners.

SCREENING

A. Dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of the building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side.

SIGNS

A. All signs installed on the Site shall comply with the requirements of the Ordinance.

BINDING EFFECT OF THE REZONING APPLICATION

A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.

REZONING PETITION #2016-xxx

URBAN DESIGN PARTNERS
1318-e6 central ave. p 704.334.3303
charlotte, nc 28205 f 704.334.3305
urbandesignpartners.com
nc license no: P-0418

Children's Design Group
Mark D. Pavey, A.I.A.-Architect
PO Box 1365
Gulf Shores, AL 36547
(334)-546-3624
(206)-350-0593 Fax
child.design@mindspring.com

Primrose School Franchising Company
Ted Tillman
3660 Cedarcrest Road
Acworth, GA 30101

Primrose School of Matthews

Development Standards & Notes

Ames Street, Matthews, NC

NO.	DATE:	BY:	REVISIONS:
1	09.29.15	UDP	PER STAFF COMMENTS
2	12.08.15	UDP	ADD'L PROPERTY & ROTATE BLDG

Project No: 15-040
Date: January 27, 2016
Designed by: udp
Drawn By: udp
Scale: nts
Sheet No:

RZ-3