

CURRENT 2016-643
3-30-2016



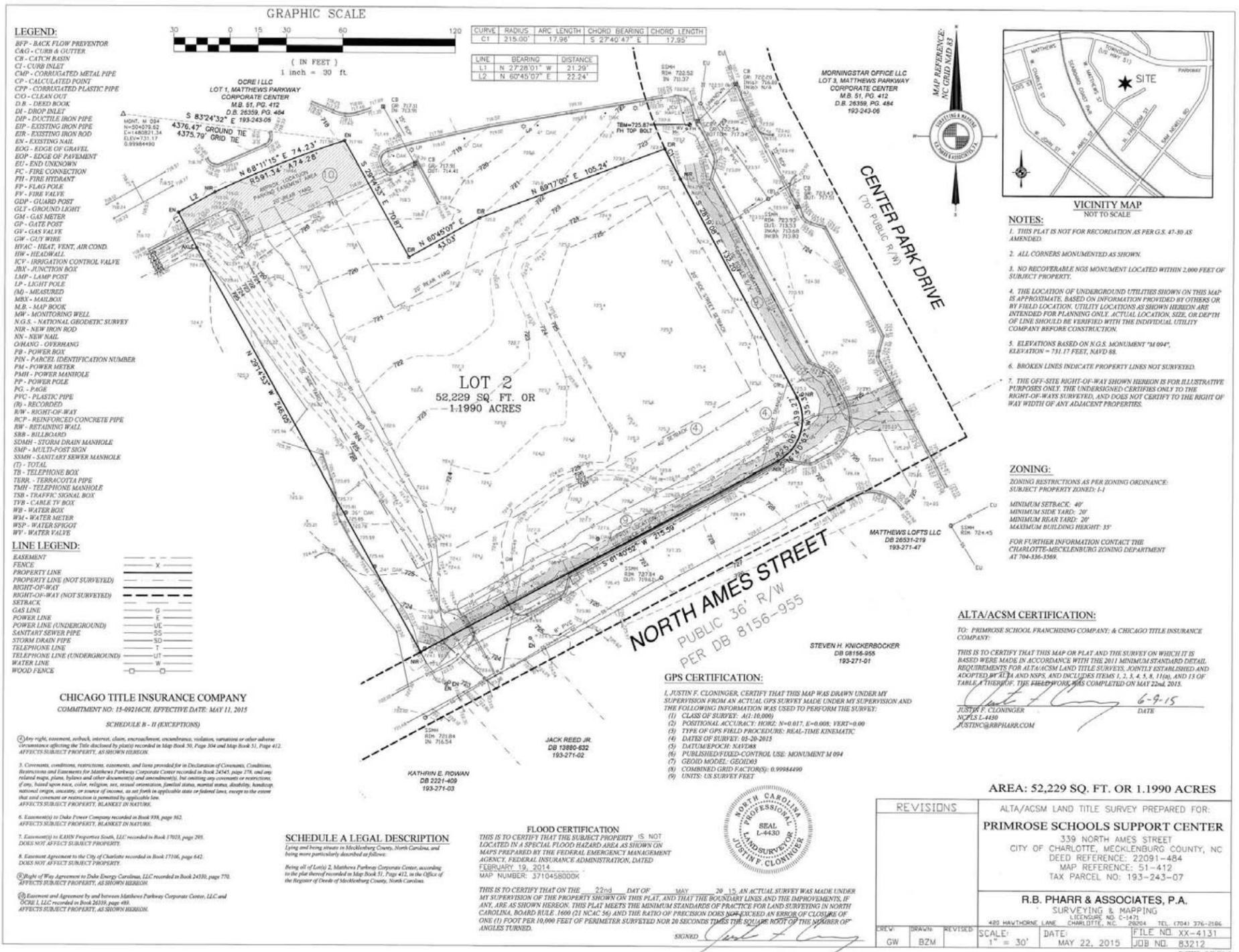
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charlotte, nc 28205 # 704.334.3305
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Primrose School
Franchising Company

Ted Tillman
3660 Cedarcrest Road
Acworth, GA 30101

**Primrose School
of Matthews**
Survey/Existing Conditions Plan
Ames Street, Matthews, NC



REZONING PETITION #2016-643

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



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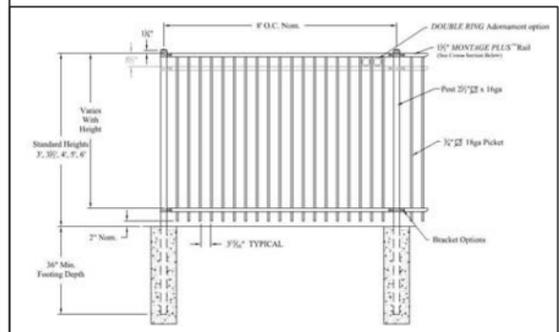
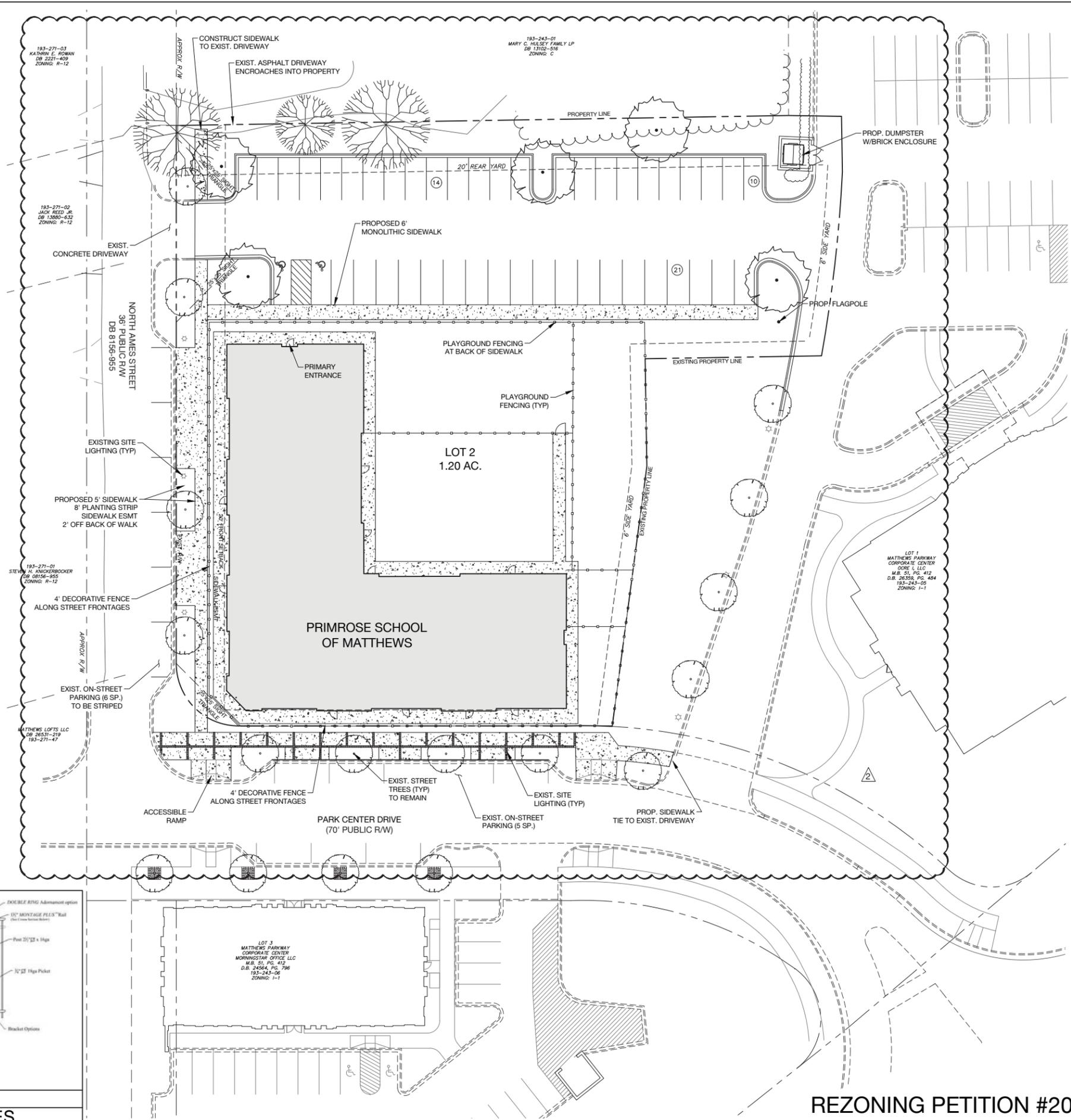
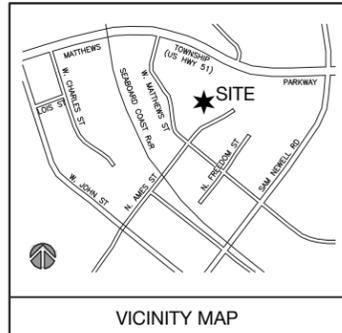
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Primrose School of Matthews

Rezoning Plan

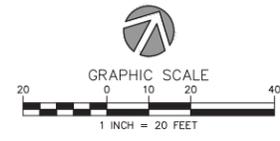
Ames Street, Matthews, NC

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

REZONING PETITION #2016-643



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

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

RZ-2



URBAN DESIGN PARTNERS

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Primrose School Franchising Company

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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

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 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.
- 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.
- 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.
- 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.
- 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

- 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

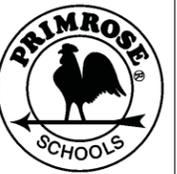
- A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners 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.



NORTH AMES STREET ELEVATION



CENTER PARK DRIVE ELEVATION



A New Building For:
Primrose School Franchising Company
3660 Cedarcrest Road
Acworth, Georgia 30101
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Site:
Primrose School of
Mathews
North Ames Street
Mathews, NC

Building Type:
NC-2016-CUSTOM L

Drawing Title:
EXTERIOR
ELEVATIONS

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

Drawing Number:
A-4

Revisions: