

Project Summary

Location:	121 Elizabeth Lane
Owner(s):	Charlotte Mecklenburg Schools
Agent:	
Current Zoning:	R/I (CD)
Proposed Zoning:	Same
Existing Use:	Elementary School
Proposed Use:	Same
Community Meeting:	June 30, 2016

Summary of Request

A change of conditions is requested to install 3 new mobile classrooms as well as remove the 2002 sunset provision that limited the number of mobile classrooms allowed on the site.

Staff Recommendation

The requested change of conditions allows CMS to provide adequate classroom facilities to serve the anticipated student population for the coming year while bringing into compliance 5 units that are currently outside the original allowed boundaries for mobile units at the site.

Planning Staff Review

Background And History

The original rezoning for Elizabeth Lane Elementary occurred in 1995. The 1995 plan included a dedicated area for mobile classrooms to the east of the main school building. In 2001, CMS requested a change of conditions to enlarge the mobile classroom area to allow for 3 new units and to bring two existing units within the mobile classroom envelope for a total of up to 17. The approved 2001 change of conditions contained a sunset provision that required the new units to be removed by July 1, 2002. Satellite imagery shows continuous mobile units at the site since 2001 with as few as 8 but up to 14 at most times.

Details of the Site Plan

Since the initial rezoning in 1995, mobile units at the site have been regulated not by total number but by dedicated areas where they can be located. The new proposed line is large enough to encompass the 3 new proposed units. The expansion would not alter the undisturbed buffer and appears to generally be located within areas currently used for school activities. However, power pole relocation and relocation of the fire lane may disturb some of the trees interior to the site. Parking for the site exceeds code with 195 spaces provided and only 177 required. These calculations are based on the additional 3 mobile units.

Summary of Proposed Conditions

1. Expanded mobile unit envelope
2. No proposed sunset condition for removal of new mobile units

Planning Staff Review

Outstanding Issues/Planning Staff Comments

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

1. Pertinent conditional notes from previous rezonings should appear on new rezoning plan.

Consistency with Adopted Plans and Policies and Town Vision Statements

The Land Use Plan calls for residential and institutional uses along this portion of Highway 51.

Reports from Town Departments and County Agencies

Matthews Police

No Concerns

Matthews Fire

The Fire Department has reviewed the plans and is comfortable with the newly relocated fire lane.

Public Works

No Concerns

Matthews Parks and Recreation

No Concerns

Charlotte Mecklenburg Schools

Not Applicable

Town Arborist

N/A

PCO Concept Plan Approval Required?

No

Impact Analysis

No significant impact is anticipated by the addition of 3 mobile units.

Projected Financial Impact of the Request

The property is owned by Charlotte Mecklenburg Schools and is tax exempt.

Site Images

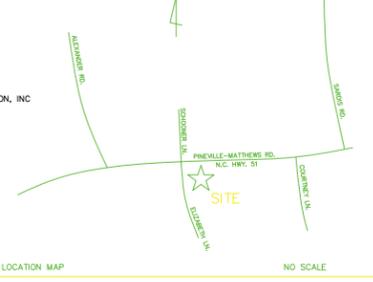
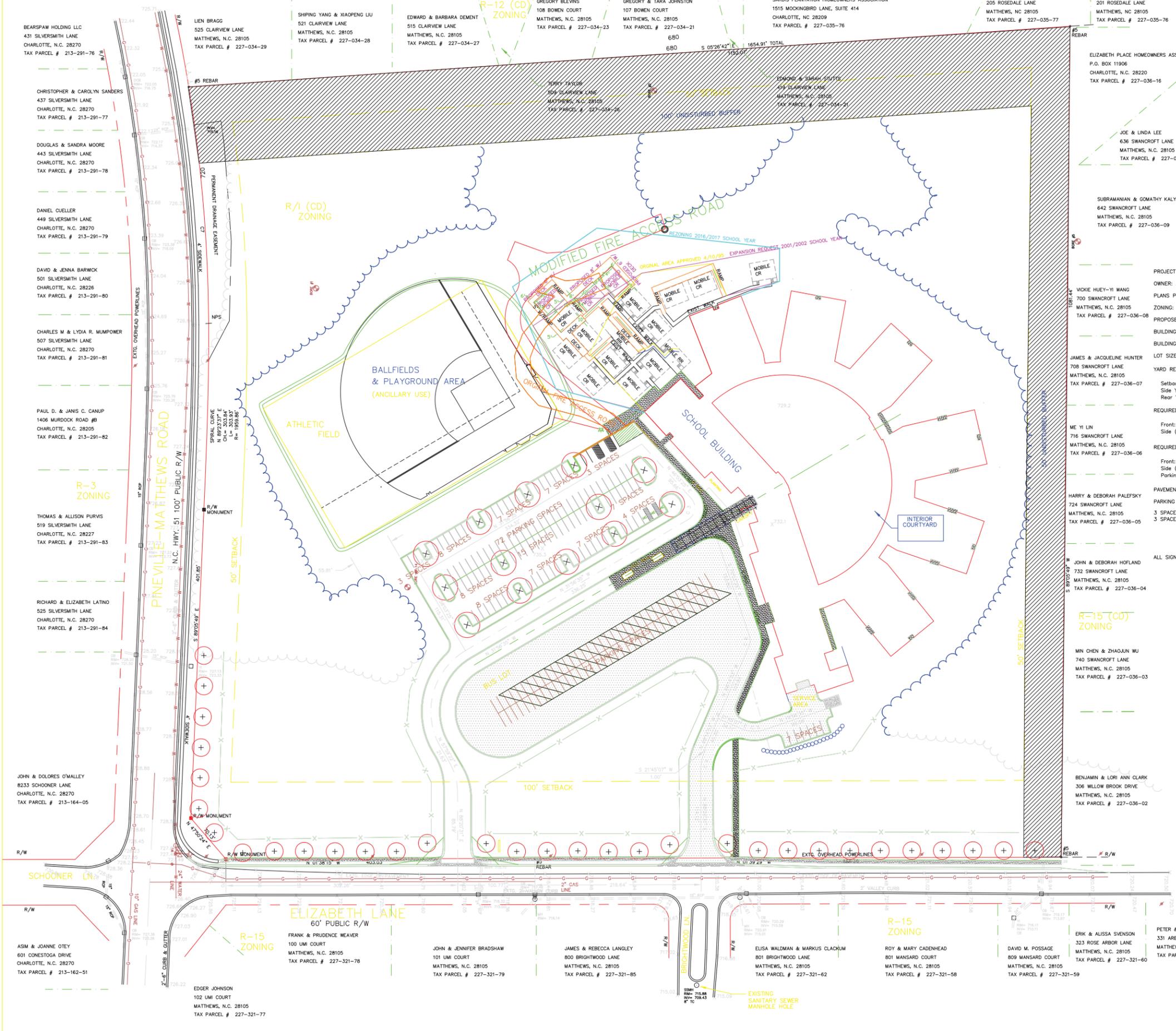


Area of Expansion





Charlotte-Mecklenburg Schools
Maintenance Department
3301 Stafford Drive
Charlotte, North Carolina 28208
Telephone (704) 343-6040



ZONING CODE SUMMARY

PROJECT NAME: ELIZABETH LANE ELEMENTARY SCHOOL
OWNER: CHARLOTTE-MECKLENBURG SCHOOLS PHONE # 980/343-6050
PLANS PREPARED BY: BOARD OF EDUCATION PHONE # 980/343-6050
ZONING: RESIDENTIAL-R JURISDICTION: MATTHEWS
PROPOSED USE: INSTALLATION OF 3 MOBILE CLASSROOM UNITS
BUILDING HEIGHT: ±12.5' Feet, Stories: 1
BUILDING COVERAGE: Sq. Ft. GROSS FLOOR AREA: Sq. Ft.
LOT SIZE: 27.00 Sq. Ft./Acres NUMBER OF UNITS/SUITES: ADD OF 3 MOBILE CLASSROOM
YARD REQUIREMENTS:
Setback (front): 100 FL from R/W, 130 FL from C/L of R/W
Side Yard (L): 50 FL Side Yard (R): 50 FL
Rear Yard: 50 FL
REQUIRED BUFFERS:
Front: NO / YES FL Rear: NO / YES FL
Side (L): NO / YES FL Side (R): NO / YES FL
REQUIRED SCREENING:
Front: NO / YES Rear: NO / YES
Side (L): NO / YES Side (R): NO / YES
Parking Only: NO / YES
PAVEMENT COVERAGE: N/A Sq. Ft. / Acres
PARKING DATA: (specify requirement)
3 SPACE/CLASSROOM REQUIRED X (47 EXISTING CLASSROOMS + 3 PROP. MOBILES) +
3 SPACE/OFFICE REQUIRED X 9 OFFICES = 177 SPACES REQUIRED
Required: 177 Provided: 195 Handicap: 3 Compact: _____
Carpool: _____ Loading Spaces: _____
ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.

Table with 2 columns: Revisions, Date. Row 1: 1 Date, 06/13/2016

Drawn
Checked
Date 06/13/2016
Revisions
1 Date
2 Date
3 Date
4 Date

ELIZABETH LANE
ELEMENTARY SCHOOL
Charlotte-Mecklenburg Schools
121 Elizabeth Lane
Matthews, NC 28105

Project Number
Title
MOBILE SITE PLAN
Sheet
1 OF 2
Plate

