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 1.33 acre site located on the west side of ParkCenter Drive between Matthews Township Parkway and North Ames Street, which site is more particularly depicted on the Rezoning Plan (hereafter 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 in 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, other than a building devoted to a child day care facility, shall be so located as to be in strict conformity with the standards and regulations set out in the Ordinance.

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 165.
2. The maximum size of a building devoted to a child day care facility shall be 10,650 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.
4. The maximum size of a building devoted to a use or uses other than a child day care facility shall be 30,000 square feet of gross floor area.
5. 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, storerooms and elevator shafts.

DIMENSIONAL STANDARDS

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

TRANSPORTATION AND PARKING

A. Vehicle 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.

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.

ARCHITECTURAL STANDARDS

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

B. Attached to the Rezoning Plan are conceptual architectural renderings of the front, side and rear 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 architectural style and character. Notwithstanding the 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 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 such building materials as the front elevation and the same percentage brick as the front elevation.

D. A building devoted to a child day care facility shall have four main architecture, such that the side and rear elevations of the building shall have the same external building materials at 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 architectural plans 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 that is at least 8 feet high and that adjoins a side wall or rear wall of the building, if the side wall or rear wall of the building is more than 4 feet high or the building is located along a side.