

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 March 8, 2016

Summary of Request

The applicant proposes to construct a child daycare facility with up to 12,800 sq ft of floor area with a maximum daily attendance of 185 children.

Staff Recommendation

This rezoning application is a second attempt to locate a Primrose School on the site. The new site plan features a new building footprint and architecture. Staff continues to work with the applicant to ensure the design and layout of the property fits within the vision for Downtown Matthews.

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. A previous rezoning plan to locate a Primrose School on the site was withdrawn in December 2015.

Details of the Site Plan

The layout of the site is revised compared to the recent zoning plan from 2015 and now features an “L” shaped building. One of the main concerns about the previous plan was the issue of which street the building should primarily face. The “L” design solves that concern and generally occupies most of the street frontage. Parking access remains along North Ames as well as via cross access easement through the OrthoCarolina parking lot. Onsite parking remains the same as the previous plan with 45 total spaces. The entrance to the facility was at the corner of N. Ames and Park Center when the current petition was first submitted. After feedback from Police and Planning, the entrance has been moving to the corner of the building on Ames Street closest to the parking lot. The applicant proposes to match the existing decorative concrete and brick accented sidewalk that was installed along the Morningstar Properties building frontage across Park Center Drive. This design yields a balanced streetscape with similar cross sections on both sides of Park Center Drive.

Summary of Proposed Conditions

1. Up to 12,800 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. One additional parking lot tree required.
2. The proposed trees flanking the driveway on Ames St are in the sight triangle.
3. 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.

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

Chief Hunter requested that the main entrance be moved to the side of the building closest to the parking lot and applicant has applied this change to the recent plan revision.

Matthews Fire

Preference that building has a sprinkler system

Public Works

No Concerns

Matthews Parks and Recreation

No Concerns

Charlotte Mecklenburg Schools

Not Applicable

Town Arborist

Ralph Ramsaur previously assessed the health of the large oak along North Ames and found it to be in decline. He recommends removing it and planting a new tree.

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

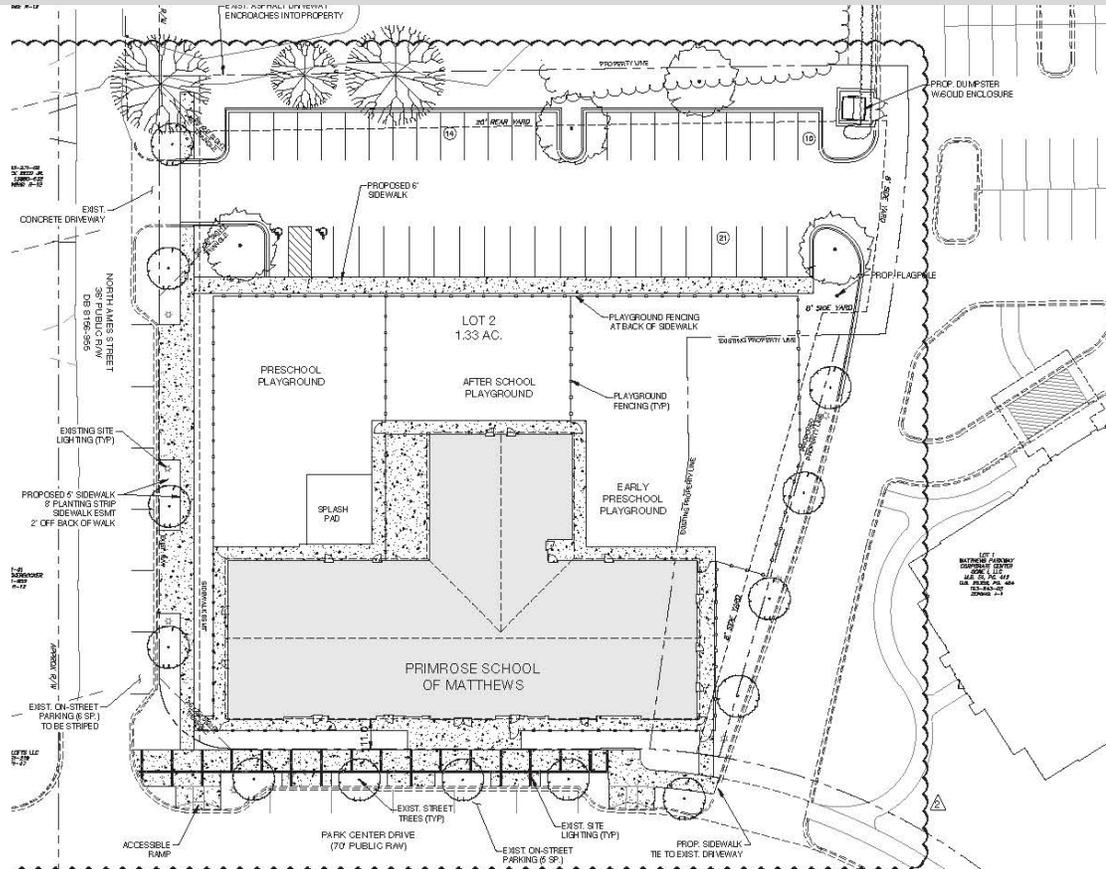
The existing tax revenue for the site, valued at \$182,000, is \$621 annually. The anticipated value of the land and improvements is approximately \$1,700,000 based on the values of several nearby childcare facilities. Therefore, annual Matthews tax revenue derived from the site is estimated at \$5,780.

Site Images

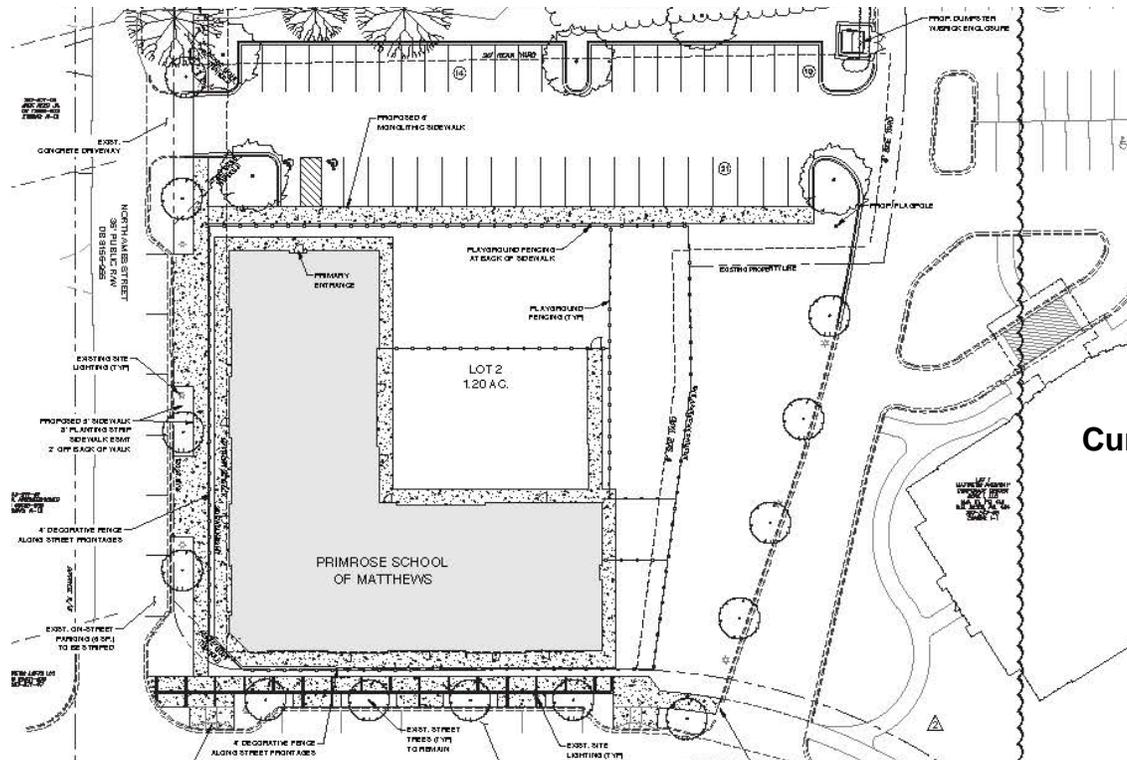


Existing driveway to be used

Previous and Current Site Plan



Previous Site Plan



Current Site Plan

Elevations



NORTH AMES STREET ELEVATION



CENTER PARK DRIVE ELEVATION

Area Zoning

