

## **Decision on Application 2016-649 Elizabeth Lane Mobile Classrooms**

**DATE: August 4, 2016**

**FROM: Jay Camp**

### **Background/Issue**

In a 3-2 vote, Planning Board recommended denial of the change of conditions request for additional mobile units at the school. Safety concerns and lack of a plan for brick and mortar buildings to replace the mobile units were cited among the major issues with the request.

### **UPDATE**

After the agenda was posted on 8/3, Staff received the attached revised conditional notes from CMS on 8/4. The primary change to the notes is the inclusion of a sunset clause and language that stipulates when CMS will return to continue discussion about future capital needs at the school. The revised notes are attached. At this time, the only issue we see with the notes is the lack of clarity regarding which mobiles would potentially be removed after the sunset date and how those units relate to the proposed boundaries on the plans.

### **Financial Impact:**

None

### **Related Town Goal(s) and/or Strategies:**

Quality of Life

Economic Development/Land Use Planning

### **Recommended Motion/Action:**

Continue mobile classroom addition discussion and work with CMS on a resolution that is beneficial to all parties.

## Elizabeth Lane Conditional Notes

### Proposed DRAFT as of 8.3.16 for review and comment

#### General Provisions

All development standards established under the Unified Development Ordinance of the Town of Matthews for the R/I (CD) district shall be followed in connection with the development. In no event shall the setbacks and buffer areas as established by the site plan, be reduced nor may the buildings, building expansion or mobile classrooms be constructed outside of the depicted building/parking area envelope described on the plan.

#### Permitted Uses

The property shall be used as a school facility and all associated ancillary facilities and functions including future expansion and mobile classrooms.

#### Setbacks

A 50' building and parking setback shall be maintained around the entire perimeter of the property, except where otherwise noted.

#### Buffers

Buffers shall be provided along the property lines as required by the Unified Development Ordinance. Buffer areas of at least 50' width shall be undisturbed along the southerly property boundary and 100' in width along the easterly property boundary.

#### Landscape and Screening

Screening shall conform to the standards and treatments in the Ordinance

#### Parking and Vehicular Access

Parking/Circulation areas shall generally conform to that depicted by the rezoning plan. All parking and circulation shall meet the minimum standards for off street parking as required by the Ordinance. Vehicular access shall be confined to the ingress/egress points as shown along Elizabeth Lane.

#### Signs

All signs located on the property will conform with the Ordinance.

#### Mobile Classrooms and Restrooms

Owner can have a maximum of fifteen (15) mobile classrooms and two (2) mobile restroom units within the area designated on the site plan.

#### Future Review

Permission for eight mobiles (numbers \_\_\_) will be sunseted on August 1, 2017 such that the Town will need to approve these mobile classrooms being used beyond that date. Owner shall provide Town with an update on or about January 2017 regarding capital needs and planning at Elizabeth Lane ES.

#### Vacant Area on Campus

Owner will hold conversations with Mecklenburg County Parks and Recreation and Town staff to discuss opportunities for joint use of the vacant area on campus, with the focus on the area on the east side of the campus.