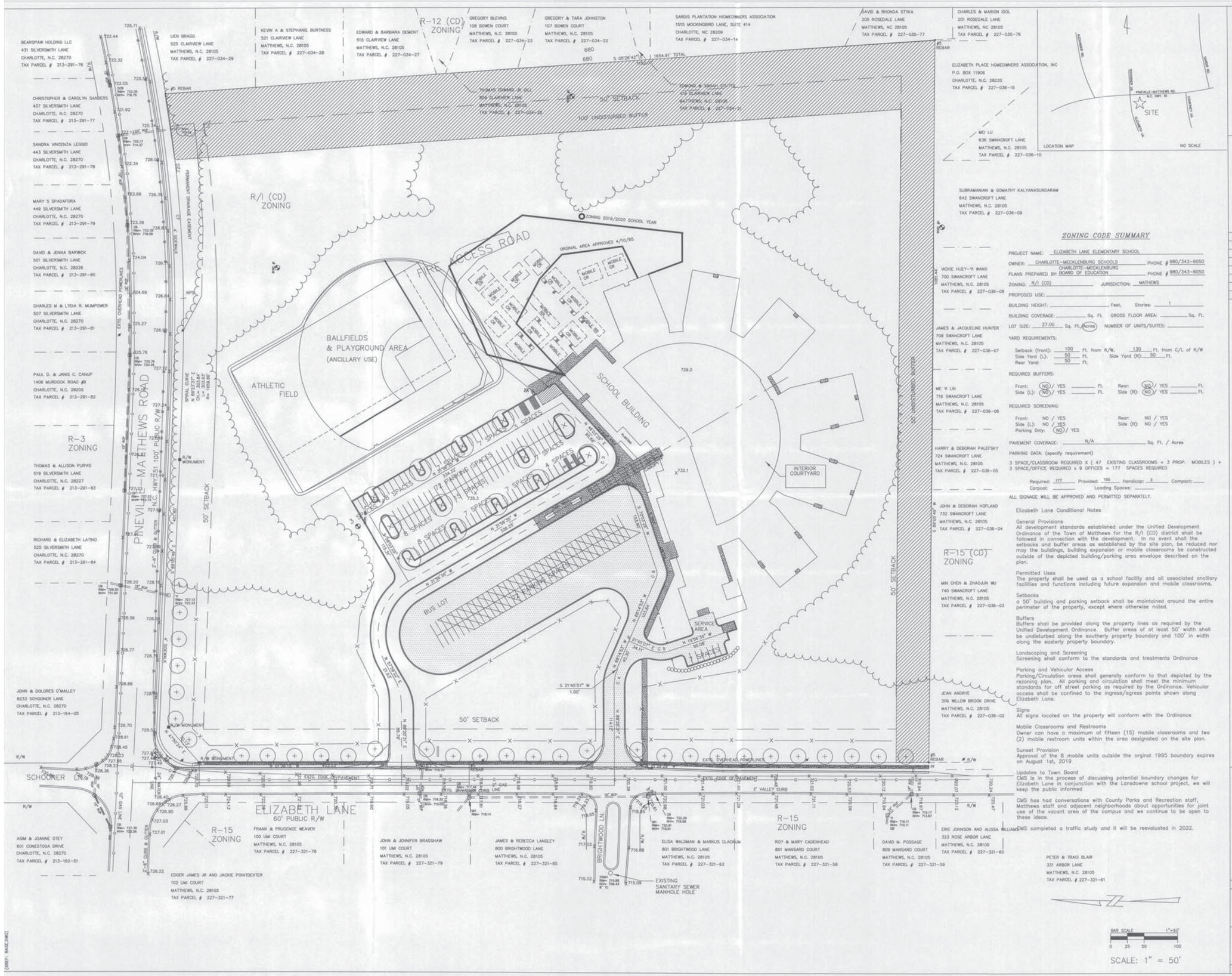

Charlotte Mecklenburg Schools
Maintenance Department
3301 Stafford Drive
Charlotte, North Carolina 28208
Telephone (704) 343-6040

Drawn	
Checked	
Date	05/18/2020
Revisions	
1 Date	
2 Date	
3 Date	
4 Date	

ZONING CODE SUMMARY

PROJECT NAME: ELIZABETH LANE ELEMENTARY SCHOOL

OWNER: CHARLOTTE-MECKLENBURG SCHOOLS PHONE # 980/343-6050

PLANS PREPARED BY: CHARLOTTE-MECKLENBURG BOARD OF EDUCATION PHONE # 980/343-6050

ZONING: R/I (CD) JURISDICTION: MATHEWS

PROPOSED USE:

BUILDING HEIGHT: Feet, Stories: 1

BUILDING COVERAGE: Sq. Ft. GROSS FLOOR AREA: Sq. Ft.

LOT SIZE: 27.00 Sq. Ft. / (Acres) NUMBER OF UNITS/SUITES:

YARD REQUIREMENTS:

Setback (front): 100 Ft. from R/W, 130 Ft. from C/L of R/W
Side Yard (L): 50 Ft. Side Yard (R): 50 Ft.
Rear Yard: 50 Ft.

REQUIRED BUFFERS:

Front: (NO) / YES Ft. Rear: (NO) / YES Ft.
Side (L): (NO) / YES Ft. Side (R): (NO) / YES Ft.

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.

Elizabeth Lane Conditional Notes

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.

Landscaping and Screening
Screening shall conform to the standards and treatments 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 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.

Sunset Provision
Approval of the 8 mobile units outside the orginal 1995 boundary expires on August 1st, 2019

Updates to Town Board
CMS is in the process of discussing potential boundary changes for Elizabeth Lane in conjunction with the Lansdowne school project, we will keep the public informed

CMS has had conversations with County Parks and Recreation staff, Matthews staff and adjacent neighborhoods about opportunities for joint use of the vacant area of the campus and we continue to be open to these ideas.

CMS completed a traffic study and it will be reevaluated in 2022.

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

Sunset Provision extended until Aug 1, 2022

Project Number

Title
MOBILE SITE PLAN
2020/2021 MOBILE CLASSROOM SUNSET REQUEST

Sheet
2 OF 2

Plate

APPROVED
TOWN OF MATTHEWS
Date 8/10/2020
By Board of Commissioners
John Cluck

2020-714
5-27-20