

**APPLICATION 2020-714 STAFF REPORT
ELIZABETH LANE ELEMENTARY
MOBILE CLASSROOM SUNSET REQUEST**

Pre Public Hearing Staff Analysis • July 2020



Location

121 Elizabeth Lane

Ownership/Applicant

Charlotte Mecklenburg Schools

Zoning

R/I (CD)

Use

Elementary School

Request Summary

Charlotte Mecklenburg Schools request a two year extension to the mobile classroom sunset provision for 8 classrooms located outside of the original 1995 boundary. The two year extension would align the project with CMS's redistricting efforts.



SITE INFORMATION AND BACKGROUND

Site Summary

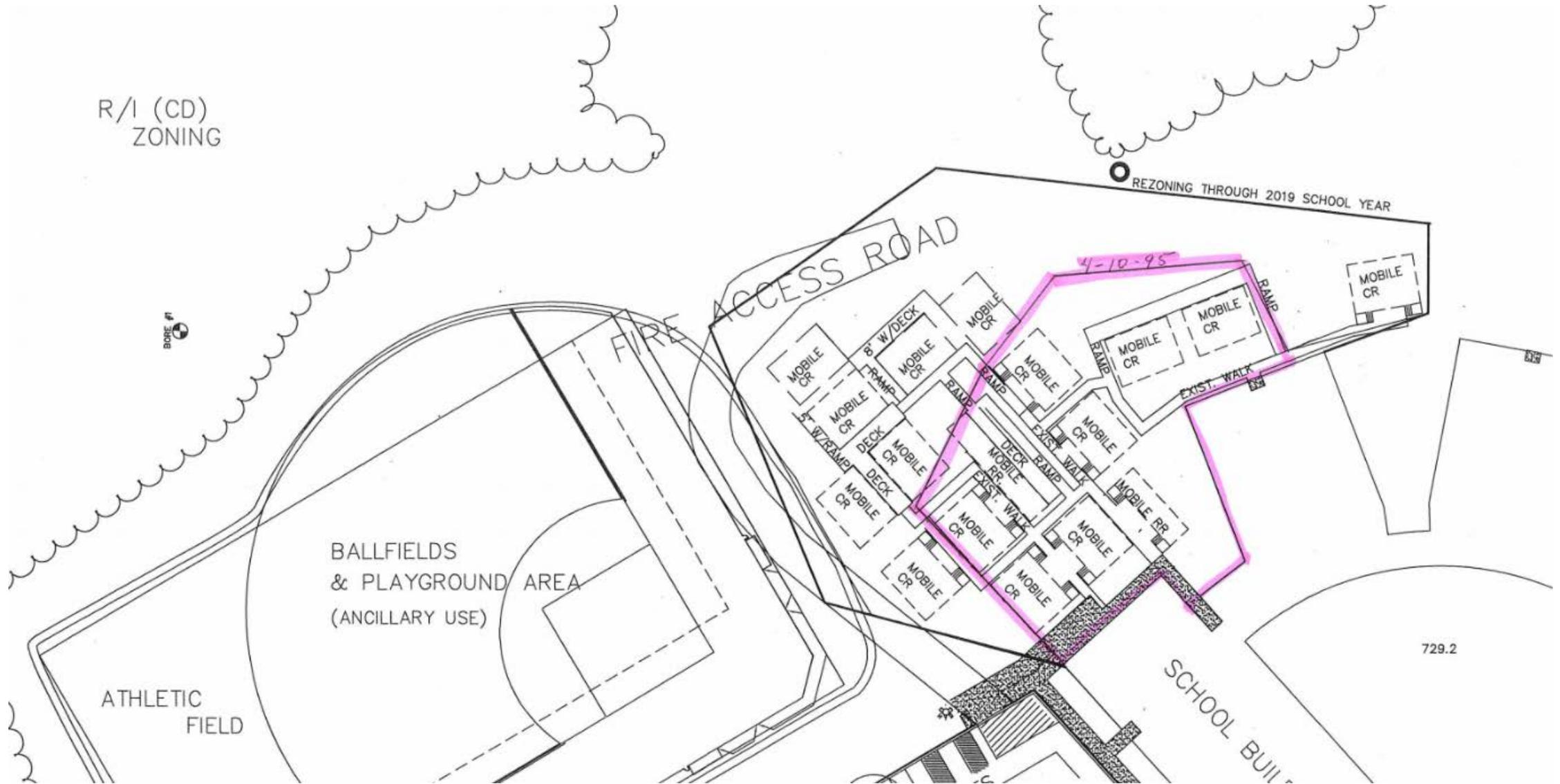
The 1995 original rezoning for Elizabeth Lane Elementary included a dedicated area for mobile classrooms to the east of the main school building. In 2001, CMS requested a change of conditions to enlarge the mobile classroom area to allow for 3 new units and to bring two existing units within the mobile 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. In 2016, the sunset provision was renewed for one year to allow the additional units outside of the original boundary.

In 2017 and 2018, requests to renew the sunset provision for one year were approved.

The 2018 conditions included CMS providing a queueing study and commitment to work with Town and County on potential joint use of vacant portions of the campus. Queueing study was completed in May 2018.



SITE PLAN – 1995 BOUNDARY FOR CLASSROOMS





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

PROPOSED SITE PLAN 2020-2022 BOUNDARY FOR CLASSROOMS

Date	
Created	05/02/2018
Drawn	
Reviewed	
T. Day	
J. Day	
T. Day	
J. Day	

EXISTING CODE SUMMARY

PROJECT NAME: **ELIZABETH LANE ELEMENTARY SCHOOL** PERMITS # 2018/242-0093

OWNER: **CHARLOTTE-MECKLENBURG SCHOOLS** PERMITS # 2018/242-0093

PLANS PREPARED BY: **DEPT. OF EDUCATION** PERMITS # 2018/242-0093

THE PARCEL # 227-028-10 JURISDICTION: **MATTHEW**

PROPOSED USE: **SCHOOL**

BUILDING HEIGHT: _____ Feet. Stories: _____

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

LOT YIELD: _____ Pk./Acre NUMBER OF UNITS/LOT: _____

YARD REQUIREMENTS:

Setback (Front): _____ Ft. from R/W, _____ Ft. from C/A or P/W
 Side Yard Setback: _____ Ft.
 Rear Yard: _____ Ft.

REQUIRED UTILITIES:

WE H/D: _____ Pk. _____ Pk. _____ Pk. _____ Pk.
 THE PARCEL # 227-028-10

PROPOSED SCHEDULES:

Front: _____ H/D / _____ Pk. _____ H/D / _____ Pk.
 Side: _____ H/D / _____ Pk. _____ H/D / _____ Pk.
 Parking: _____ H/D / _____ Pk.

PARKING COVERAGE: _____ Pk. / Acre

PARKING DATA (Specify requirements):

1. **MINIMUM REQUIRED:** _____ (1) OFFICE CLASSROOMS + 3 FROM MOBILE + 4
 2. **MINIMUM REQUIRED:** _____ + 4 OFFICE + 177 FROM MOBILE

Regard: _____ Permitted: _____ Handicap: _____ Compensatory: _____
 Other: _____

ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.

Elizabeth Lane Conditional Uses

General Provisions
 All development standards established under the Unified Development Ordinance of the Town of Matthews for the R-15 (CO) zoning shall be followed in conjunction with the development. It is an intent that the setbacks and buffer areas as established by the site plan, as indicated on this plan, building envelope or mobile classroom be maintained outside of the depicted building/parking area envelope described on this plan.

Permitted Uses
 The property shall be used as a school facility and all associated auxiliary buildings and facilities 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' shall be established along the boundary property boundary and 100' in width along the easely property boundary.

Landscaping and Screening
 Screening and buffering to the standards and treatments Ordinance.

Parking and Vehicular Access
 Parking/Drive area shall generally conform to that depicted by the existing plan. All parking and circulation shall meet the minimum standards for off street parking as required by the Ordinance. Vehicular access shall be provided to the ingress/egress points shown along Elizabeth Lane.

Signs
 All signs located on the property shall conform with the Ordinance.

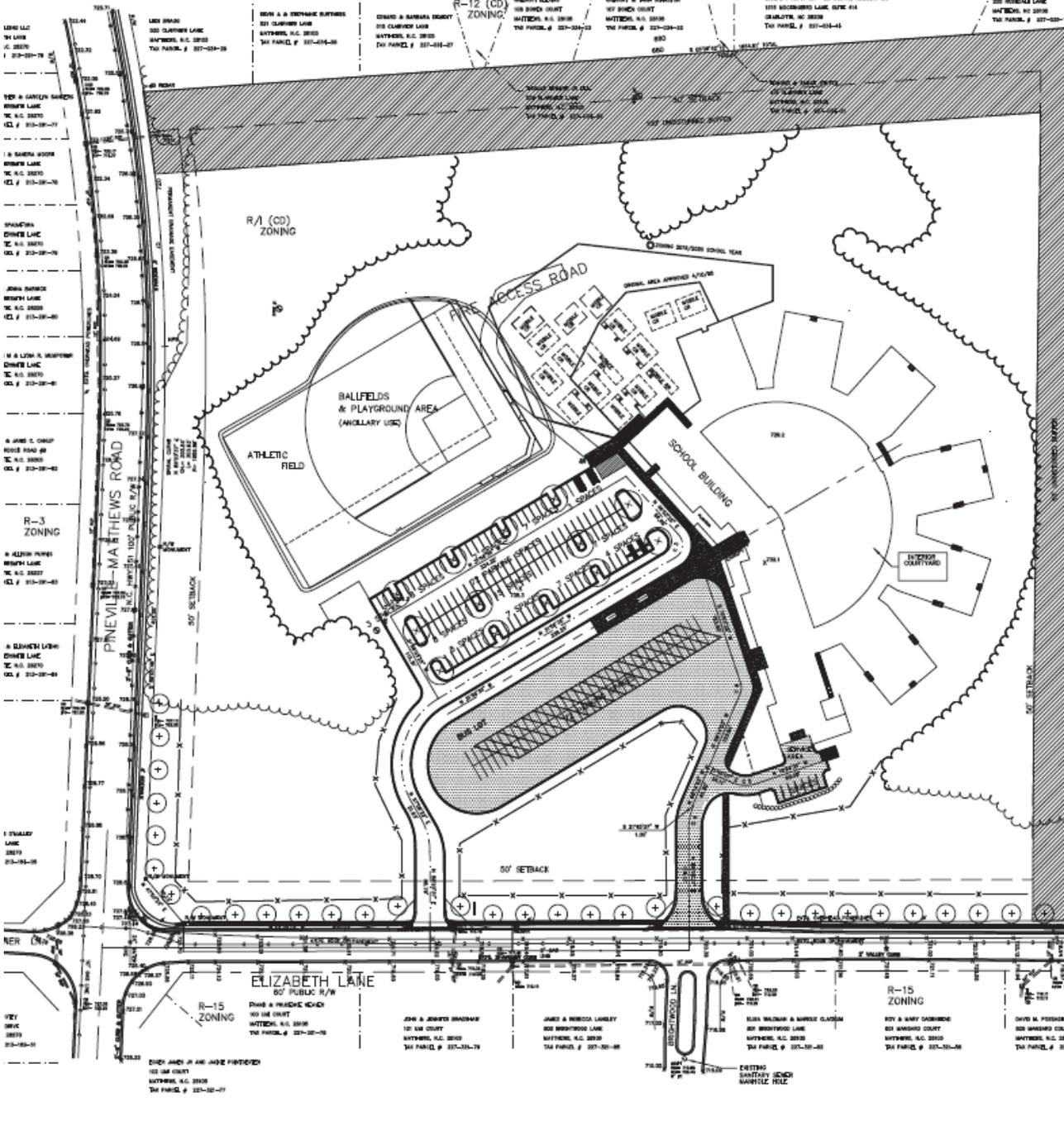
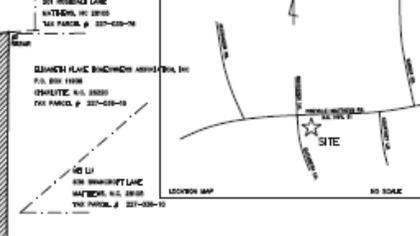
Mobile Classrooms and Restrooms
 Owner use less than 2 maximum of these (10) mobile classrooms and two (2) mobile restroom units within the area designated to the site plan.

Special Provisions
 Approval of this 2 mobile units outside the original 1985 boundary expires on August 1st, 2018.

Updates to Town Board
 Owner shall provide them with an update on the status of the proposed solution in January 2018.

MSD agrees to have conversations with County Parks and Recreation staff, Matthews staff and adjacent neighborhoods about opportunities for joint use of the vacant area of the campus.

MSD agrees to undertake a traffic study, the parameters for which will be agreed to with the Town of Matthews Engineer.



ELIZABETH LANE ELEMENTARY SCHOOL
 Development/Expansion Schools
 121 Elizabeth Lane
 Matthews, NC 28105

Project Number: _____
 Title: **MOBILE SITE PLAN 2018/2020 MOBILE CLASSROOM SUNSET REQUEST**
 Date: _____

EXISTING SITE — 2020 BOUNDARY FOR CLASSROOMS





SUMMARY OF PROPOSED CONDITIONS

Conditions

1. The 9 mobile buildings outside of the 1995 boundary may remain until August 1, 2022.
 2. 100' undisturbed buffer along eastern property line remains.
 3. Commitment to maintain current double-stacking traffic pattern for pick-up/drop-off. Changes should be developed with staff approval.
 4. Queueing study was completed in 2019 by Design Resource Group and is valid for 3 years.
1. Increase the Sunset Clause for 2 years until August 1, 2022 to allow 9 mobile buildings outside of 1995 boundary limits.
 2. Public Works requests that the current, double stacking traffic pattern for pickup and drop off be continued as a means to alleviate off site traffic congestion.