

## Decision on Application 2016-643 Primrose School

**DATE: June 8, 2016**

**FROM: Jay Camp**

### **Background/Issue:**

After deferral of the decision for this zoning case on May 4, the following items have changed or been addressed:

- The only changes to the conditional notes were corrections to grammatical and spelling errors.
- The applicant continues to offer a choice of a traffic officer and \$10,000 towards road improvements or a single \$25,000 payment for road improvements with no traffic officer.
- Public Works has estimated the cost of adding additional asphalt to widen Ames to 24' at \$85,000.
- Chief Hunter has indicated that he does not see the need for a traffic control officer. He is also concerned with potential closure of the Ames access point. His comments are attached.

### **Proposal/Solution:**

Based on comments from Chief Hunter, move forward with the \$25,000 option for road improvements and allow the Ames Street driveway on the site plan to remain.

### **Financial Impact:**

None

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

Quality of Life

Economic Development/Land Use Planning

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

Approve rezoning application 2016-643

# Suggested Town Board Consistency and Reasonableness Statements for all zoning actions:

*(Complete one statement each for #1 and #2 below)*

**1)** The requested zoning action **IS REASONABLE** and in the public interest because:

**The proposed childcare center is a new amenity for downtown Matthews and will be located within an attractive and well design building that blends well with the character of the architecture in the area.**

**OR**

The requested zoning action **IS NOT REASONABLE** and in the public interest because:

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**2)** The requested zoning action, as most currently amended, **IS CONSISTENT** with the policies for development as outlined by the Matthews Land Use Plan, and/or Town's long-range Vision Statements, and/or other adopted policies/plans.

**OR**

The requested zoning action, as most currently amended, **IS NOT CONSISTENT** with the Matthews Land Use Plan and/or other adopted land development policies and plans.

***(Town Board: It is acceptable to determine a request is INCONSISTENT and still eligible for approval, or that the zoning request is CONSISTENT with adopted plans but still vote to deny the request.)***



Jay Camp &lt;jcamp@matthewsnc.gov&gt;

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**Primrose School 2016-643**

1 message

**Chief Rob Hunter** <rhunter@matthewsnc.gov>

Mon, May 23, 2016 at 3:50 PM

To: Jay Camp &lt;jcamp@matthewsnc.gov&gt;

Cc: Kathi Ingrish &lt;kingrish@matthewsnc.gov&gt;

I failed to share these thoughts/recommendations following the recent public hearing, but would like to place these into the record:

1. Traffic control officer offer - while I was unaware this had been suggested/offered, I would not see the safety need for this detail. While I recognize that at least twice daily there will be an increased traffic flow for drop-off / pick-up, as this will occur from / onto two local streets with minimal traffic, I do not think an officer would be beneficial nor could I find that need.

There is currently a traffic control device (3-way stop) in front of the property; and as the two access points to the property are in such close proximity to this intersection, the traffic speeds of any non-involved vehicles would be so slow, if not stopped, the need would be unwarranted.

2. Consideration of closure of Ames Street access point - I would strongly urge this not be done. Requiring this would result in all vehicles flowing thru the 3-way stop and, as such, cause delays at the Ortho-Carolina property. More significantly, such closure would jeopardize emergency responses - especially Fire Dept - to the property, especially for emergency vehicles responding from Ames Street. And while not likely, as the portion of Park Center Dr from N Trade St is not and will never be 'public', there is no assurance of emergency vehicle access from that point. Finally, with such closure, while technically impermissible for fire trucks to back the required distance from the rear parking lot, that distance would also greatly heighten the risk for property damage or personal injury by such movements.

Recommendation - While I take no position on the flow direction within the parking lot - a requirement for which we would have no enforcement power - I would recommend allowing physical development as proposed, allow the tenants / property owners to establish the preferred traffic flow patterns, and for the town to monitor for some period of time any resulting traffic issues.

Chief Rob Hunter  
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## Decision on Application 2016-643 Primrose School

**DATE: May 4, 2016**

**FROM: Jay Camp**

### **Background/Issue:**

Since the Public Hearing, Planning Board has recommended denial of the rezoning request primarily due to concerns over safety along Ames Street. In response, the applicant has added several new conditional notes to address those concerns. Below are the changes to the site plan and notes that have occurred since the Public Hearing:

- Addition of brick piers to fence detail at street frontage as well as benches along the sidewalk
- Uses are now limited to only general and medical offices and laboratories and child daycare facilities
- If the Town deems traffic control necessary at the site, the applicant will hire off duty officers or private security to direct traffic from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM
- A payment of \$10,000 towards future improvements to North Ames Street will be made prior to a Certificate of Occupancy being issued at the site.
- New building elevations indicate more detailed brickwork and changes to the façade to create more visual interest

### **Proposal/Solution:**

The Downtown Master Plan calls for office zoning at the site as well as improvements to North Ames Street. While there are concerns related to traffic to be generated by the proposed use, the site is currently zoned I-1 and could potentially be developed at a similar or greater intensity for office or medical use by right. Staff recommends approval of the rezoning due to consistency with the adopted Downtown Master Plan as well as the most recent changes made to the zoning conditions and architectural elevations.

### **Financial Impact:**

None

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

Quality of Life

Economic Development/Land Use Planning

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

Approve rezoning application 2016-643



**Application: 2016-643 Primrose School**  
**Pre Public Hearing Rezoning Staff Analysis**  
**April 5, 2016**

### Project Summary

<b>Location:</b>	Corner of N. Ames and Park Center Dr. Parcel ID 19324307
<b>Owner(s):</b>	Center LLC Matthews Parkway Corporate Center.
<b>Agent:</b>	John Carmichael
<b>Current Zoning:</b>	I-1
<b>Proposed Zoning:</b>	Office (CD)
<b>Existing Use:</b>	Vacant
<b>Proposed Use:</b>	Child Daycare Facility
<b>Community Meeting:</b>	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.

## Pre Public Hearing Staff Analysis

### 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.

## Pre Public Hearing Staff Analysis

### 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.



## Pre Public Hearing Staff Analysis

### 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.

## Pre Public Hearing Staff Analysis

### Impact Analysis

As a commercial project, there is no anticipated financial burden from this request.

### Projected Financial Impact of the Request

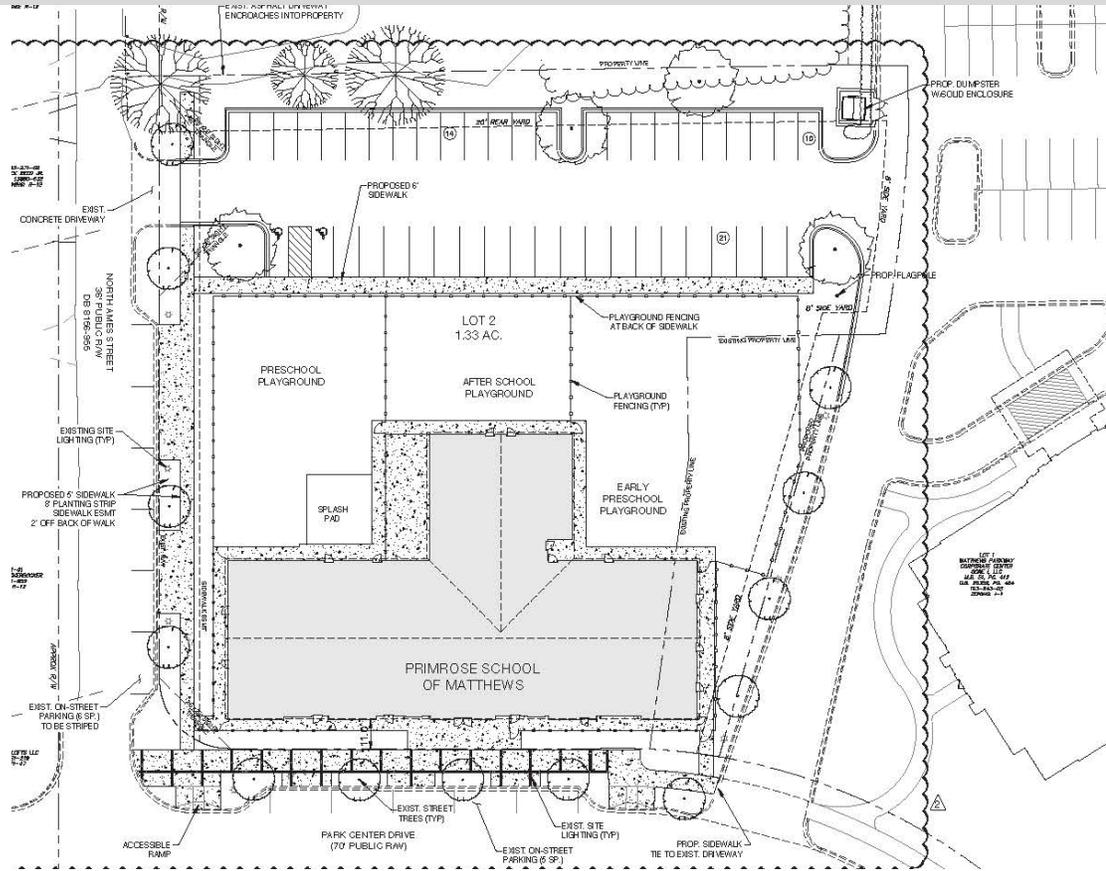
The existing tax revenue for the site, valued at \$182,000, is \$621 annually. The anticipated value of the land and improvements is approximately \$1,700,000 based on the values of several nearby childcare facilities. Therefore, annual Matthews tax revenue derived from the site is estimated at \$5,780.

Site Images

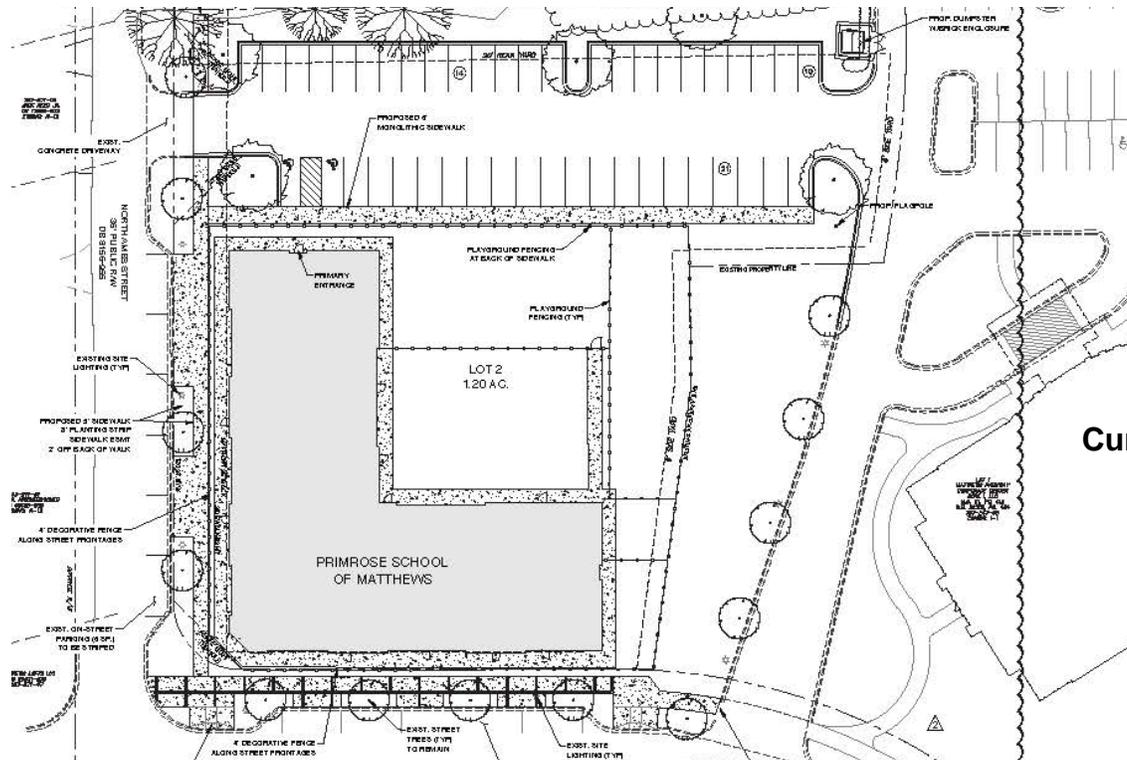


Existing driveway to be used

Previous and Current Site Plan

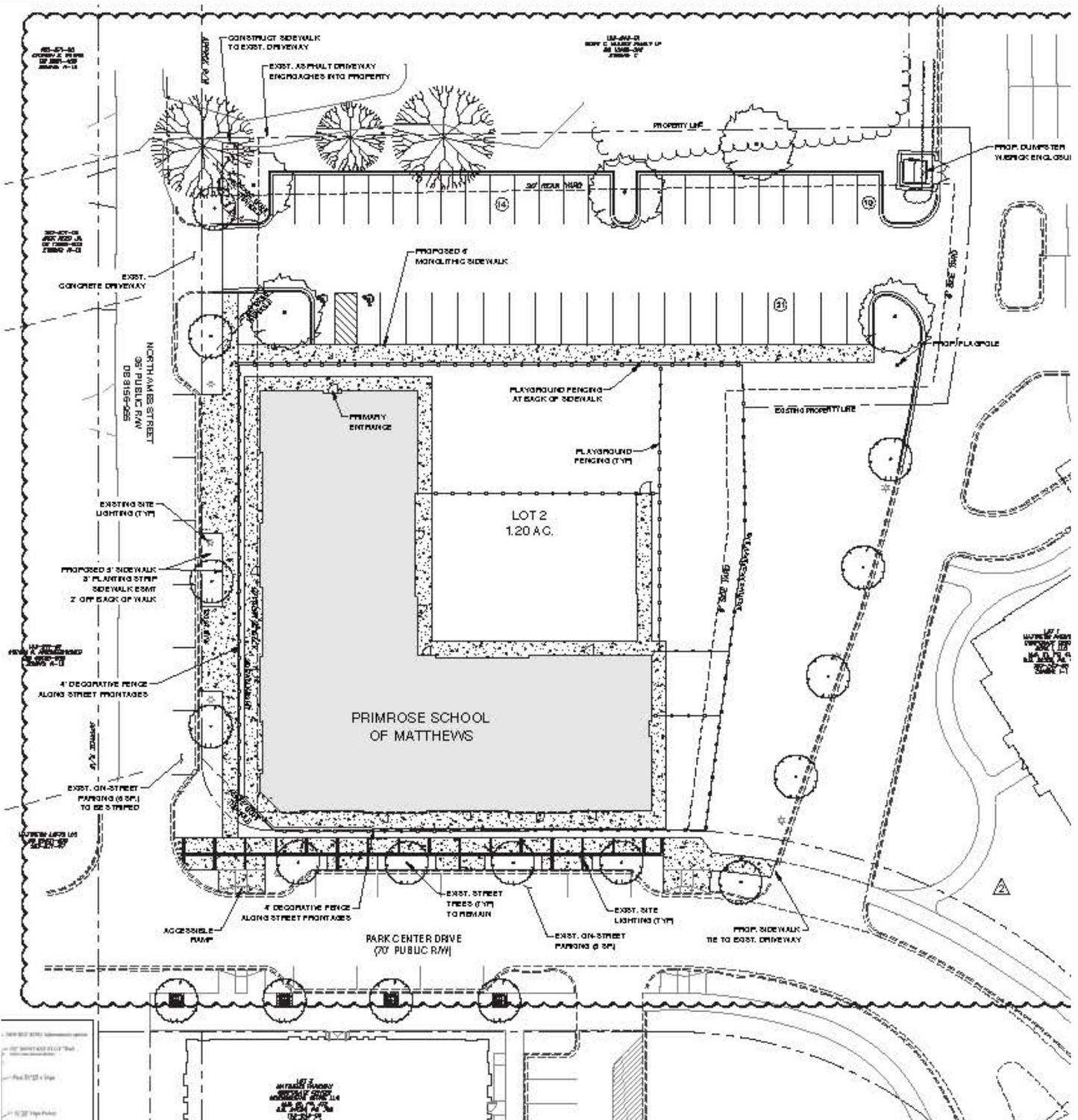


Previous Site Plan



Current Site Plan

Full Size Site Plan



## Pre Public Hearing Staff Analysis

### Elevations



NORTH AMES STREET ELEVATION



CENTER PARK DRIVE ELEVATION

Area Zoning

