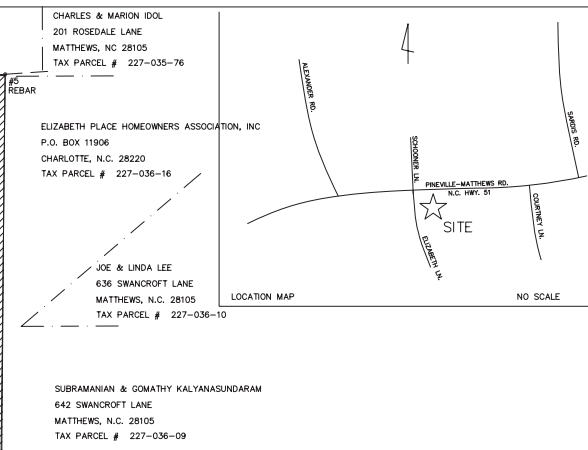




Charlotte-Mecklenburg Schools
Maintenance Department
3301 Stafford Drive
Charlotte, North Carolina 28208
Telephone (704) 343-6040



ZONING CODE SUMMARY

PROJECT NAME: ELIZABETH LANE ELEMENTARY SCHOOL
OWNER: CHARLOTTE-MECKLENBURG SCHOOLS PHONE # 980/343-6050
PLANS PREPARED BY: BOARD OF EDUCATION PHONE # 980/343-6050
ZONING: R-1 (CD) JURISDICTION: MATTHEWS

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.

R-15 (CD) ZONING

Elizabeth Lane Conditional Notes

General Provisions
All development standards established under the Unified Development Ordinance of the Town of Matthews for the R-1 (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.

Future Review
Permission for eight will expire on August 1, 2018 such that the Town will need to approve these mobile classrooms being used beyond that date. Owner shall provide Town with an update as to the status of the proposed solutions on or about January 2018 if requested by the Town.

CMS 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.

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

Drawn	
Checked	
Date	04/11/2017
Revisions	
1 Date	
2 Date	
3 Date	
4 Date	

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

Project Number
Title
**MOBILE SITE PLAN
MOBILES REMOVED**
Sheet
2 OF 2
Plate

