

2009-069 ZONING SUMMARY

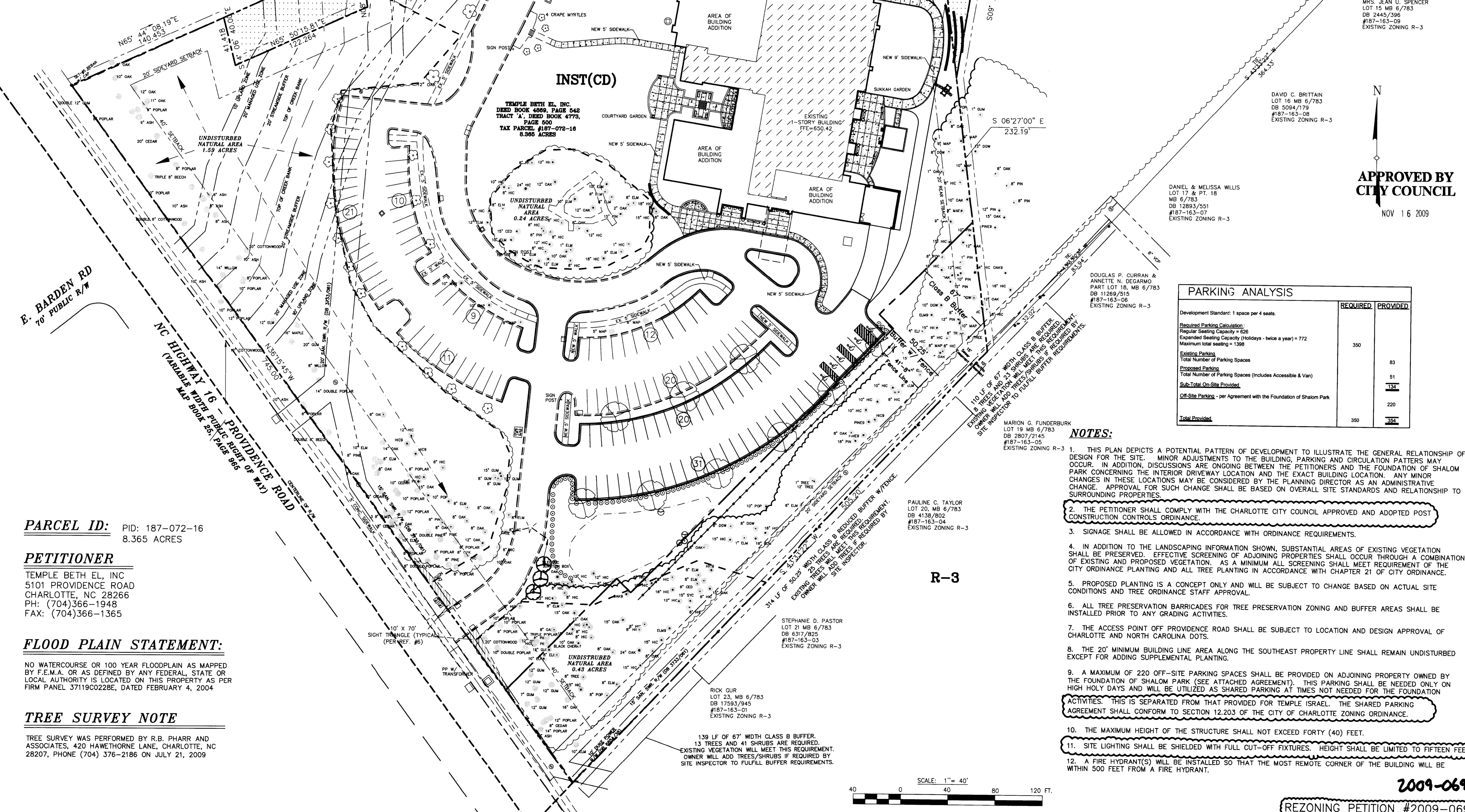
SITE SIZE = 8.365 ACRES  
 EXISTING ZONING - R-1 and R-3  
 PROPOSED ZONING - INST(CD) and R-3  
 EXISTING BUILDING - 19,387 SF  
 PROPOSED ADDITION - 16,329 SF  
 TOTAL PROPOSED BUILDING - 35,716 SF  
 FAR REQUIRED = 0.50  
 FAR PROVIDED = 0.098 (35716sf/364379sf)

PROPOSED RELIGIOUS INSTITUTION AND ALL ACCESSORY USES

AREA USED FOR BUILDING AND PARKING = 37.7%  
 AREA USED FOR LANDSCAPING AND OPEN SPACE = 62.3%  
 LANDSCAPING IN PARKING AREA = 13.18%

THE FOUNDATION OF SHALOM PARK  
 DEED BOOK 4773/392  
 #187-072-11  
 EXISTING ZONING R-3  
 LAND TO BE DEEDED TO THE FOUNDATION FOR THE TEMPLE AREA = 5085 SF (0.11 ACRES)  
 REZONED FROM R-1 TO R-3

R-3



E. BARDEN RD  
 70' PUBLIC R/W  
 NC HIGHWAY 16  
 (VARIABLE WIDTH PUBLIC RIGHT OF WAY)  
 PROVIDENCE ROAD  
 (DEED BOOK 25, PAGE 965)

PARCEL ID: PID: 187-072-16  
 8.365 ACRES

PETITIONER  
 TEMPLE BETH EL, INC  
 5101 PROVIDENCE ROAD  
 CHARLOTTE, NC 28226  
 PH: (704)366-1948  
 FAX: (704)366-1365

FLOOD PLAIN STATEMENT:

NO WATERCOURSE OR 100 YEAR FLOODPLAIN AS MAPPED BY F.E.M.A. OR AS DEFINED BY ANY FEDERAL, STATE OR LOCAL AUTHORITY IS LOCATED ON THIS PROPERTY AS PER FIRM PANEL 37119C0228E, DATED FEBRUARY 4, 2004

TREE SURVEY NOTE

TREE SURVEY WAS PERFORMED BY R.B. PHARR AND ASSOCIATES, 420 HAWETHORNE LANE, CHARLOTTE, NC 28207, PHONE (704) 376-2186 ON JULY 21, 2009

TEMPLE BETH EL, INC.  
 DEED BOOK 4689, PAGE 542  
 TRACT 'A', DEED BOOK 4773,  
 PAGE 500  
 TAX PARCEL #187-072-16  
 8.365 ACRES

UNDISTURBED NATURAL AREA  
 0.24 ACRES

UNDISTURBED NATURAL AREA  
 1.59 ACRES

UNDISTURBED NATURAL AREA  
 0.43 ACRES

UNDISTURBED NATURAL AREA  
 0.43 ACRES

UNDISTURBED NATURAL AREA  
 0.43 ACRES

LAND TO BE DEEDED TO TEMPLE BETH EL FROM THE FOUNDATION AREA = 5085 SF (0.11 ACRES)  
 REZONED R-3 TO INST(CD)

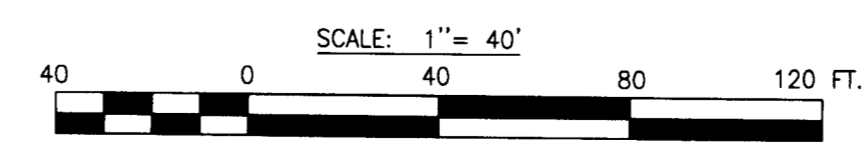
R-3

PARKING ANALYSIS

	REQUIRED	PROVIDED
Development Standard: 1 space per 4 seats.		
Required Parking Calculation:		
Regular Seating Capacity = 626		
Expanded Seating Capacity (Holidays - twice a year) = 772		
Maximum total seating = 1398	350	
Existing Parking:		63
Total Number of Parking Spaces		63
Proposed Parking:		51
Total Number of Parking Spaces (Includes Accessible & Van)		114
Sub-Total On-Site Provided		114
Off-Site Parking - per Agreement with the Foundation of Shalom Park		220
Total Provided	350	334

NOTES:

- THIS PLAN DEPICTS A POTENTIAL PATTERN OF DEVELOPMENT TO ILLUSTRATE THE GENERAL RELATIONSHIP OF DESIGN FOR THE SITE. MINOR ADJUSTMENTS TO THE BUILDING, PARKING AND CIRCULATION PATTERS MAY OCCUR. IN ADDITION, DISCUSSIONS ARE ONGOING BETWEEN THE PETITIONERS AND THE FOUNDATION OF SHALOM PARK CONCERNING THE INTERIOR DRIVEWAY LOCATION AND THE EXACT BUILDING LOCATION. ANY MINOR CHANGES IN THESE LOCATIONS MAY BE CONSIDERED BY THE PLANNING DIRECTOR AS AN ADMINISTRATIVE CHANGE. APPROVAL FOR SUCH CHANGE SHALL BE BASED ON OVERALL SITE STANDARDS AND RELATIONSHIP TO SURROUNDING PROPERTIES.
- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- SIGNAGE SHALL BE ALLOWED IN ACCORDANCE WITH ORDINANCE REQUIREMENTS.
- IN ADDITION TO THE LANDSCAPING INFORMATION SHOWN, SUBSTANTIAL AREAS OF EXISTING VEGETATION SHALL BE PRESERVED. EFFECTIVE SCREENING OF ADJOINING PROPERTIES SHALL OCCUR THROUGH A COMBINATION OF EXISTING AND PROPOSED VEGETATION. AS A MINIMUM ALL SCREENING SHALL MEET REQUIREMENT OF THE CITY ORDINANCE PLANTING AND ALL TREE PLANTING IN ACCORDANCE WITH CHAPTER 21 OF CITY ORDINANCE.
- PROPOSED PLANTING IS A CONCEPT ONLY AND WILL BE SUBJECT TO CHANGE BASED ON ACTUAL SITE CONDITIONS AND TREE ORDINANCE STAFF APPROVAL.
- ALL TREE PRESERVATION BARRICADES FOR TREE PRESERVATION ZONING AND BUFFER AREAS SHALL BE INSTALLED PRIOR TO ANY GRADING ACTIVITIES.
- THE ACCESS POINT OFF PROVIDENCE ROAD SHALL BE SUBJECT TO LOCATION AND DESIGN APPROVAL OF CHARLOTTE AND NORTH CAROLINA DOTS.
- THE 20' MINIMUM BUILDING LINE AREA ALONG THE SOUTHEAST PROPERTY LINE SHALL REMAIN UNDISTURBED EXCEPT FOR ADDING SUPPLEMENTAL PLANTING.
- A MAXIMUM OF 220 OFF-SITE PARKING SPACES SHALL BE PROVIDED ON ADJOINING PROPERTY OWNED BY THE FOUNDATION OF SHALOM PARK (SEE ATTACHED AGREEMENT). THIS PARKING SHALL BE NEEDED ONLY ON HIGH HOLY DAYS AND WILL BE UTILIZED AS SHARED PARKING AT TIMES NOT NEEDED FOR THE FOUNDATION ACTIVITIES. THIS IS SEPARATED FROM THAT PROVIDED FOR TEMPLE ISRAEL. THE SHARED PARKING AGREEMENT SHALL CONFORM TO SECTION 12.203 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- THE MAXIMUM HEIGHT OF THE STRUCTURE SHALL NOT EXCEED FORTY (40) FEET.
- SITE LIGHTING SHALL BE SHIELDED WITH FULL CUT-OFF FIXTURES. HEIGHT SHALL BE LIMITED TO FIFTEEN FEET.
- A FIRE HYDRANT(S) WILL BE INSTALLED SO THAT THE MOST REMOTE CORNER OF THE BUILDING WILL BE WITHIN 500 FEET FROM A FIRE HYDRANT.



2009-069  
 REZONING PETITION #2009-069

CLARK PATTERSON LEE  
 DESIGN PROFESSIONALS  
 301 E. NINTH STREET, SUITE 180  
 CHARLOTTE, NORTH CAROLINA 28202  
 TEL (800) 274-9000  
 FAX (704) 331-0402  
 www.clarkpatterson.com




Temple Beth El  
 Building Expansion & Renovation  
 5101 Providence Road  
 Charlotte, NC 28226  
 (704) 366-1948  
 Rezoning Document Package

DATE	DRAWN	CHECKED
07/27/09		
SCALE	1"=40'	
SHEET TITLE	REZONING SITE PLAN	

PROJECT NUMBER	11138.02
DRAWING NUMBER	RZ-01 1 of 1