

REQUEST	Current Zoning: R-1, residential institutional and R-3, single family residential Proposed Zoning: INST(CD), institutional, conditional and R-3, single family residential
LOCATION	Approximately 8.5 acres located on the east side of Providence Road across from East Barden Road.
CENTER, CORRIDOR OR WEDGE	Wedge
SUMMARY OF PETITION	This petition proposes to allow the future expansion of an existing religious facility.
Property Owner Petitioner Agent/Representative	Temple Beth El and Foundation of the Charlotte Jewish Community Temple Beth El, Inc. Clark Patterson Lee
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. The petitioner added building square footage (existing, added, total) information to the site plan. 2. The petitioner corrected the conflicts in the Parking Analysis table regarding existing, proposed, and total on-site parking spaces. 3. The petitioner labeled all walkways on the site plan. 4. The petitioner modified Note #11 to state that site lighting shall be shielded with full cut-off fixtures. 5. The petitioner added language to Note #9 stating the parking agreement shall conform to Section 12.203 of the City of Charlotte Zoning Ordinance.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Randolph/Simmons</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Dodson, Randolph, Rosenburgh, Simmons and Walker</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Griffith</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Randolph/Simmons	Yeas:	Allen, Dodson, Randolph, Rosenburgh, Simmons and Walker	Nays:	None	Absent:	Griffith	Recused:	None
Motion/Second:	Randolph/Simmons										
Yeas:	Allen, Dodson, Randolph, Rosenburgh, Simmons and Walker										
Nays:	None										
Absent:	Griffith										
Recused:	None										

ZONING COMMITTEE DISCUSSION	Staff reviewed this petition, explaining the proposal involved the expansion of an existing religious facility. Staff stated that outstanding items had been addressed through the submittal of a revised site plan, and that those modifications were identified in the meeting agenda. Staff stated that the request is consistent with the <i>South District Plan</i> . There was no discussion related to this petition.
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STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>South District Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Walker seconded by Commissioner Allen).
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STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.
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FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW**• Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Expansion of an existing 19,387 square-foot, one-story building to 35,716 square feet.
- Expansion of seating capacity from 626 to 1,398 to accommodate holidays twice a year.
- A total of 354 parking spaces, including 134 spaces on-site and 220 spaces on adjoining property (owned by the Foundation of the Charlotte Jewish Community) via a parking agreement. Off-site parking will only be needed twice a year and used as shared parking at times not needed by the adjoining property owner.
- Land exchange with the adjoining property owner (the Foundation of the Charlotte Jewish Community) in order to meet building setbacks. Land to be deeded to the Foundation of the Charlotte Jewish Community (approximately 5,085 square feet) to be rezoned from R-1 to R-3 as part of this request to be consistent with current R-3 zoning of the Foundation of the Charlotte Jewish Community property.
- Landscape improvements, including Class B buffers along property lines abutting residential properties.
- Installation of tree preservation barricades prior to any grading activities.
- Dedication of additional right-of-way measured 50 feet from centerline along Providence Road prior to issuance of any building permit.
- Maximum height of structure to not exceed 40 feet.

• Public Plans and Policies

- The *South District Plan* (1993) recognizes the existing institutional use on this site.
- This petition is consistent with the *South District Plan*.

• STAFF RECOMMENDATION (Updated)

- Staff agrees with the recommendation of the Zoning Committee.
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PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Schools:** CMS does not comment on non-residential petitions.
 - **Park and Recreation:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** No issues.
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OUTSTANDING ISSUES

- There are no outstanding issues.
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Attachments Online at www.rezoning.org

- Application Form
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- Community Meeting Report
- LUESA Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review
- Charlotte Mecklenburg Utilities

Planner: Claire Lyte-Graham (704) 336-3782