

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 FROM THE TEMPLE AREA = 5085 SF (0.11 ACRES)
 REZONED FROM R-1 TO R-3

R-3

N65° 44' 08.19"E
 140.453'

N65° 50' 15.81"E
 227.264'

UNDISTURBED NATURAL AREA
 1.59 ACRES

UNDISTURBED NATURAL AREA
 0.24 ACRES

UNDISTURBED NATURAL AREA
 0.43 ACRES

B. BARDEN RD
 70' PUBLIC R/W

NC HIGHWAY 16 - PROVIDENCE ROAD
 (VARIABLE M/LP BOOK 20, PAGES 965)

PROVIDENCE ROAD

CONCRETE DRIVEWAY

CONCRETE DRIVEWAY

CONCRETE DRIVEWAY

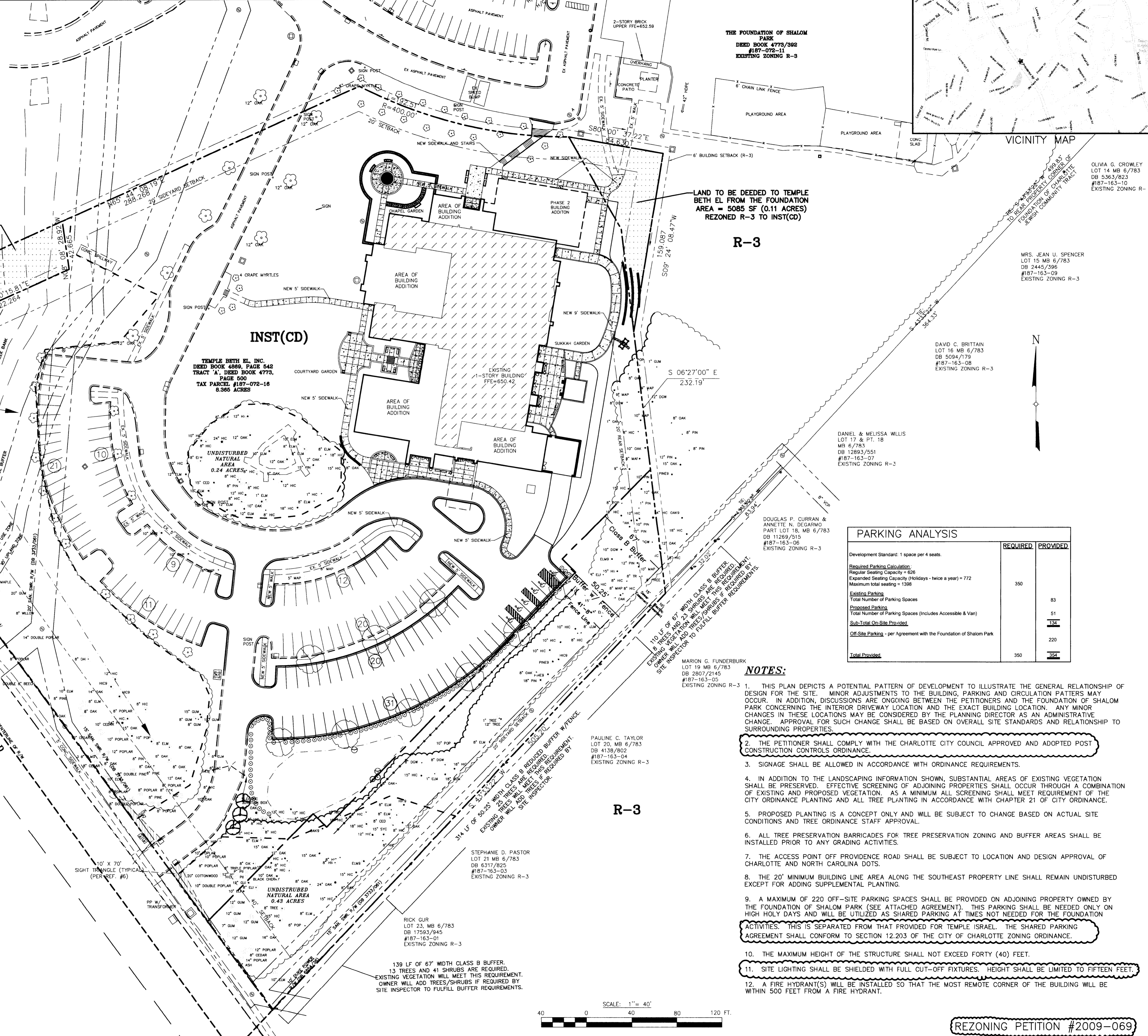
CONCRETE DRIVEWAY

CONCRETE DRIVEWAY

CONCRETE DRIVEWAY

CONCRETE DRIVEWAY

CONCRETE DRIVEWAY



PARKING ANALYSIS

	REQUIRED	PROVIDED
Development Standard: 1 space per 4 seats.		
Required Parking Calculation:		
Regular Seating Capacity = 628		
Expanded Seating Capacity (Holidays - twice a year) = 772		
Maximum total seating = 1398	350	
Existing Parking:		83
Total Number of Parking Spaces		83
Proposed Parking:		51
Total Number of Parking Spaces (Includes Accessible & Van)		134
Sub-Total On-Site Provided:		220
Off-Site Parking - per Agreement with the Foundation of Shalom Park		114
Total Provided:	350	334

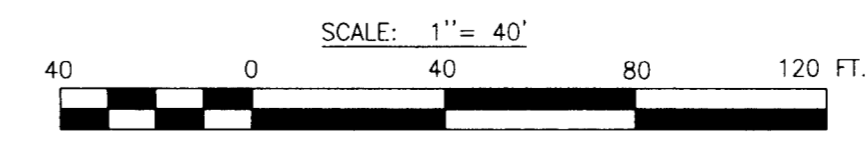
- NOTES:**
- THIS PLAN DEPICTS A POTENTIAL PATTERN OF DEVELOPMENT TO ILLUSTRATE THE GENERAL RELATIONSHIP OF DESIGN FOR THE SITE. MINOR ADJUSTMENTS TO THE BUILDING, PARKING AND CIRCULATION PATTERS MAY OCCUR. IN ADDITION, DISCUSSIONS ARE ONGOING BETWEEN THE PETITIONERS AND THE FOUNDATION OF SHALOM PARK 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.

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

PETITIONER
 TEMPLE BETH EL, INC
 5101 PROVIDENCE ROAD
 CHARLOTTE, NC 28266
 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 HAWTHORNE LANE, CHARLOTTE, NC 28207, PHONE (704) 376-2186 ON JULY 21, 2009



REZONING PETITION #2009-069

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

MRS. JEAN U. SPENCER
 LOT 15 MB 6/783
 DB 2445/396
 #187-163-09
 EXISTING ZONING R-3

DAVID C. BRITAIN
 LOT 16 MB 6/783
 DB 5094/179
 #187-163-08
 EXISTING ZONING R-3

DANIEL & MELISSA WILLIS
 LOT 17 & PT. 18
 MB 6/783
 DB 12893/551
 #187-163-07
 EXISTING ZONING R-3

DOUGLAS P. CURRAN &
 ANNETTE N. DEGARMO
 PART LOT 18, MB 6/783
 DB 11289/515
 #187-163-06
 EXISTING ZONING R-3

MARION G. FUNDERBURK
 LOT 19 MB 6/783
 DB 2807/2145
 #187-163-05
 EXISTING ZONING R-3

PAULINE C. TAYLOR
 LOT 20, MB 6/783
 DB 4138/802
 #187-163-04
 EXISTING ZONING R-3

STEPHANIE D. PASTOR
 LOT 21 MB 6/783
 DB 6317/825
 #187-163-03
 EXISTING ZONING R-3

RICK GUR
 LOT 23, MB 6/783
 DB 17593/945
 #187-163-01
 EXISTING ZONING R-3

OLIVIA G. CROWLEY
 LOT 14 MB 6/783
 DB 5363/823
 #187-163-10
 EXISTING ZONING R-

VICINITY MAP

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

Rezoning Document Package

DATE 07/27/09 DRAWN CHECKED

SCALE 1"=40'

SHEET TITLE
 REZONING
 SITE PLAN

PROJECT NUMBER
 11138.02

RZ-01
 1 of 1

DRAWING NUMBER