
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is consistent with the <i>South District Plan</i> .
Property Owner	Temple Beth El and Foundation of the Charlotte Jewish Community
Petitioner Agent/Representative	Temple Beth El, Inc Clark Patterson Lee
Community Meeting	Meeting is required and has been held. Report will be available online when received.

PLANNING STAFF REVIEW

- **Background**

The subject parcel was rezoned from R-15 to R-1 on July 15, 1991 to allow the construction of a religious facility and associated uses in two phases. The approval included the expansion of seating capacity for holidays, and the use of parking spaces owned by the adjoining property during the holidays via a parking agreement. On July 15, 2009, an administrative approval was issued allowing minor changes to the building footprint to facilitate expansion of the existing building. The administrative approval notes that a rezoning will be required to complete the Phase II addition shown on the approved Administrative Approval site plan.

- **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 setback. 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.
- Minimum 40-foot building line area along southeast property line to remain undisturbed except for adding supplemental planting.
- Maximum height of structure not to exceed 40 feet.

- **Existing Zoning and Land Use**

The subject site is developed with a religious facility constructed in 1995. The site is surrounded by single family neighborhoods, religious facilities and a senior housing development on properties zoned R-3, R-I, and INST(CD).

- **Rezoning History in Area**

There have been no recent rezonings in the immediate area.

- **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*.

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**

Current Zoning: 300 trips per day.

Proposed Zoning: 400 trips per day.

- **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.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
- **LUESA:** No issues.
- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - Protects/restores environmentally sensitive areas and minimizes impacts to the natural environment by preserving substantial areas of existing vegetation beyond minimum requirements.

OUTSTANDING ISSUES

- The petitioner should:
 1. Provide building square footage (existing, added, total) information to the site plan.
 2. Correct the conflicts in the Parking Analysis table regarding existing, proposed, and total on-site parking spaces.
 3. Label all walkways on the site plan.
 4. Modify Note #11 to say that site lighting shall be shielded with full cut-off fixtures.
 5. Add language to Note #9 stating the parking agreement shall conform to Section 12.203 of the City of Charlotte Zoning Ordinance.

Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- LUESA Review
- Site Plan
- Storm Water Review
- Charlotte Mecklenburg Utilities

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