

SITE SIZE = 8.365 ACRES
EXISTING ZONING - R-1
PROPOSED ZONING - INST(CD)
FAR REQUIRED = 0.50
FAR PROVIDED = 0.101

PROPOSED USE RELIGIOUS TEMPLE
EXISTING BUILDING 19,378 sf
PROPOSED BUILDING 36,175 sf

PARKING PROVIDED
ONSITE = 151
OFFSITE = 220 (SEE PARKING AGREEMENT)
TOTAL PROVIDED = 354
TOTAL REQUIRED = 350

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 THE CHARLOTTE
JEWISH COMMUNITY, INC.
DEED BOOK 4773/392
#187-072-11
EXISTING ZONING R-3

PART OF THE LAND SWAP REQUIRED TO
BE DEEDED TO THE FOUNDATION -
AREA = 5085 SF

NATURAL AREA USED BY THE FOUNDATION
ON THE PLANS SUBMITTED TO THE CITY
OF CHARLOTTE FOR THE PARKING DECK
DATED SEPTEMBER 26, 2008

E. BARDEN RD
70' PUBLIC R/W

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

TEMPLE BETH EL, INC
5101 PROVIDENCE ROAD
CHARLOTTE, NC 28266
PH: (704)366-1948
FAX: (704)366-1365

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

SITE LOCATION MAP

#**SCALE** ¹⁶³ **N.I.S.**

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

DAVID C. BRITTAIN
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 11269/515
#187-163-06
EXISTING ZONING R-3

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

1. 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 THE CHARLOTTE JEWISH COMMUNITY, INC CONCERNING THE INTERIOR DRIVEWAY LOCATION AND THE EXACT BUILDING LOCATION. ANY SUBSTANTIAL 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.

2. STORMWATER CONTROL SHALL OCCUR ON SITE IN ACCORDANCE WITH A PLAN APPROVED BY THE CITY OF CHARLOTTE.
3. SIGNAGE SHALL BE ALLOWED IN ACCORDANCE WITH ORDINANCE REQUIREMENTS.
4. 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 SECTION 1601 AND ALL TREE PLANTING IN ACCORDANCE WITH CHAPTER 21 OF CITY ORDINANCE.
5. PROPOSED PLANNING IS A CONCEPT ONLY AND WILL BE SUBJECT TO CHANGE BASED ON ACTUAL SITE CONDITIONS AND TREE ORDINANCE STAFF APPROVAL.
6. ALL TREE PRESERVATION BARRICADES FOR TREE PRESERVATION ZONING AND BUFFER AREAS SHALL BE INSTALLED PRIOR TO ANY GRADING ACTIVITIES.
7. THE ACCESS POINT OFF PROVIDENCE ROAD SHALL BE SUBJECT TO LOCATION AND DESIGN APPROVAL OF CHARLOTTE AND NORTH CAROLINA DOTs.
8. ADDITIONAL R.O.W. TO A MAXIMUM OF 50 FEET FROM THE CENTERLINE SHALL BE DEDICATED ALONG PROVIDENCE ROAD PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
9. A MAXIMUM OF 220 OFF-SITE PARKING SPACES SHALL BE PROVIDED ON ADJOINING PROPERTY OWNED BY THE FOUNDATION OF THE CHARLOTTE JEWISH COMMUNITY, INC (SEE ATTACHED AGREEMENT). THIS PARKING SHALL BE NEEDED ONLY ON HIGH HOLIDY 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. ALL PARKING SHALL CONFORM TO CITY ORDINANCE SECTION 3139.
10. THE MAXIMUM HEIGHT OF THE STRUCTURE SHALL NOT EXCEED FORTY (40) FEET.
11. SITE LIGHTING SHALL BE DIRECTED INWARD AND AWAY FROM ADJOINING RESIDENTIAL PROPERTY. POLE HEIGHT SHALL BE LIMITED TO FIFTEEN (15) FEET.
12. 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.
13. THE 40' MINIMUM BUILDING LINE AREA ALONG THE SOUTHEAST PROPERTY LINE SHALL REMAIN UNDISTURBED EXCEPT FOR ADDING SUPPLEMENTAL PLANTING.

CLARK PATTERSON LEE
DESIGN PROFESSIONALS
301 E. NINTH STREET, SUITE 180
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www.clarkpatterson.com

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 EXISTING SITE PLAN & TREE SURVEY		

PROJECT NUMBER
11138.02

RZ-01
1 of 2

DRAWING NUMBER

2009-069

SITE SIZE = 8.365 ACRES
 EXISTING ZONING - R-1
 PROPOSED ZONING - INST(CD)
 FAR REQUIRED = 0.50
 FAR PROVIDED = 0.101
 PROPOSED USE RELIGIOUS TEMPLE
 REGULAR SEATING CAPACITY
 PHASE I = 386
 PHASE II = 306
 TOTAL = 446
 EXPANDED SEATING CAPACITY FOR HIGH HOLY DAYS (2 TIMES A YEAR)
 PHASE I = 780
 PHASE II = 192
 TOTAL = 952
 MAXIMUM TOTAL SEATING 1398
 PARKING PROVIDED
 ONSITE = 151
 OFFSITE = 220 (SEE NOTE 9)
 TOTAL PROVIDED = 371
 TOTAL REQUIRED = 350
 AREA USED FOR BUILDING AND PARKING = 37.7%
 AREA USED FOR LANDSCAPING AND OPEN SPACE = 62.3%
 LANDSCAPING IN PARKING AREA = 13.18%

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JEWISH COMMUNITY, INC.
DEED BOOK 4773/392
#187-072-11
EXISTING ZONING R-3

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AREA = 5085 SF

NATURAL AREA USED BY THE FOUNDATION
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DATED SEPTEMBER 26, 2008 —

PROPOSED
NATURAL AREA
1.59 ACRES

TEMPLE BETH EL. INC.
DEED BOOK 4869, PAGE 542
ACT 'A', DEED BOOK 4773,
PAGE 500
TAX PARCEL #187-072-16
2.36 ACRES

~~PROPOSED
NATURAL
AREA~~

THE FOUNDATION OF THE CHAR
JEWISH COMMUNITY, INC.
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MB 6/783
DB 12893/551
#187-163-07
EXISTING ZONING R-3

	REQUIRED	PROVIDED
Development Standard: 1 space per 4 seats.		
<u>Required Parking Calculation:</u>		
Regular Seating Capacity = 626		
Expanded Seating Capacity (Holidays - twice a year) = 772	350	
Maximum total seating = 1398		
<u>Existing Parking</u>		
Total Number of Parking Spaces (Includes Accessible & Van)		98
<u>Proposed Parking</u>		
Total Number of Parking Spaces (Includes Accessible & Van)		134
<u>Sub-Total On-Site Provided</u>		<u>134</u>
<u>Off-Site Parking</u> - per Agreement with the Foundation of the Charlotte Jewish Community		220
<u>Total Provided</u>	350	<u>354</u>

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8.365 ACRES

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SCALE 1"=40'		
SHEET TITLE		

REZONING PROPOSED SITE PLAN

PROJECT NUMBER
11138.02

RZ-02
2 of 2

DRAWING NUMBER