

(11)

TOWN OF CHAPEL HILL ATTACHMENT 4



Applicant Information

Name: CHAPEL HILL KEHILLAH
Address: 1200 MASON FARM ROAD
City: CHAPEL HILL State: NC Zip: 27514
Phone (Work): 942-8914 FAX: 932-1844 E-Mail: admin@shkehillah.org

Property Owner Information (included as attachment if more than one owner)

Name: CHAPEL HILL KEHILLAH Phone: 942-8914
Address: 1200 MASON FARM ROAD
City: CHAPEL HILL State: NC Zip: 27514

Development Information

Name of Development: CHAPEL HILL KEHILLAH PARKING LOT USE PLAN
Tax Map: 71 Block: C Lot(s): 11 Parcel ID #: 9788-51-0886
Address/Location: 1200 MASON FARM ROAD, CHAPEL HILL, NC 27514
Existing Zoning: R4 New Zoning District if Rezoning Proposed _____
Proposed Size of Development (Acres / Square Feet): 2.19 acres (entire Kehillah acreage)
Permitted / Proposed Floor Area (Square Feet): 19,232 sq. ft ^{BUILDING} / APPROX 28,640 sq. ft. ^{PARKING LOT}
Minimum # Parking Spaces Required: APPROX 85-100 ^{CURRENTLY HAVE} #Proposed to rent: 50
Proposed Number of Dwelling Units: NONE # Units per Acre NONE
Existing / Proposed Impervious Surface Area (Square Feet): _____ / _____

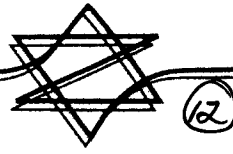
Is this Concept Plan subject to additional review by Town Council? ARE REQUESTING REVIEW

The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this proposal b) authorizes on-site review by authorized staff; and c) to the best of his/her knowledge and belief, all information supplied with this proposal is true and accurate.

Signature: *Joe Beckman* Date: March 19, 2005

Please submit **20 sets** of all materials, or **30 sets** of all materials including reduced (8 1/2" by 11") copies of all plans if the Concept Plan is subject to additional review by the Town Council, no later than the first day of the month. Materials must be collated and folded to fit into a 12" x 15" envelope.

The Community Design Commission meets regularly on the third Wednesday of each month. Meetings with the Town Council will be scheduled after the Community Design Commission meeting. For confirmation of a meeting dates and the placement of your request on the agenda, please call the Planning Department at (919) 968-2728.



Jennifer Feldman, Rabbi
Lee R. Nackman, co-president
Stanley J. Robboy, co-president

Tel: 919-942-8914
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CHAPEL HILL KEHILLAH PARKING LOT USE PLAN

STATEMENT OF DEVELOPER'S PROGRAM

In 2001, the Chapel Hill Kehillah, a religious congregation, purchased and moved into the property at the southern corner of the intersection of Mason Farm Road and Purefoy Road. This property includes approximately two acres. On a portion of this property there is a parking lot for use by the Kehillah staff and by members of the congregation attending Kehillah services and programs.

The parking lot includes spaces for approximately eighty-five vehicles. Many of these parking spaces are not used except on religious holy days and other occasions when a large portion of the membership is in attendance. The Chapel Hill Kehillah proposes to rent out fifty of these spaces on a monthly, semester-long, or yearly basis in order to provide a source of funds for the congregation.

The effect of the Chapel Hill Kehillah Parking Lot Use Plan would be to generate a maximum of two hundred additional daily one-way vehicle trips in the neighborhood of the Kehillah.

There would be no change in the appearance of the Kehillah property or in the appearance of the neighborhood, as the parking lot is surrounded by high vegetation that shields the lot from view from both the street and adjacent properties.

This Plan includes no new construction or renovation. The Plan would simply make use of currently unused parking spaces. We believe the overall effect on the neighborhood and the town will be extremely minimal.



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CHAPEL HILL KEHILLAH PARKING LOT USE PLAN
STATEMENT OF COMPLIANCE
WITH TOWN'S DESIGN GUIDELINES

The Chapel Hill Kehillah Parking Lot Use Plan proposes to allow the rental, on a monthly, semester-long, or yearly basis, of a portion of the parking spaces within the parking lot of the Chapel Hill Kehillah, which is located at the southern corner of the intersection of Mason Farm Road and Purefoy Road.

The parking lot of the Chapel Hill Kehillah property, in its current status, is consistent with the Town's Design Guidelines in that it is surrounded on three of its four sides by trees and dense vegetation, shielding it from view from the street and from neighboring properties. On the fourth side the parking lot adjoins the buildings and courtyard of the Kehillah.

The proposed Parking Lot Use Plan will leave this status unaffected. No vegetation will be altered. There will be no new building or renovation. The landscape, the streetscape, and the entry will remain unchanged. Stormwater management also will be unaffected.