

**APPLICATION 2019-702 STAFF REPORT
PROPOSED BAPS MANDIR TEMPLE**

Pre Public Hearing Staff Analysis • September 2019



PROJECT SUMMARY

Location

Mount Harmony Church Rd and
Independence Commerce Dr

Ownership/Applicant

BAPS Charlotte LLC

Zoning

Existing: B-H (CD) & B-D (CD)
Proposed R/I (CD)

Existing Use

Vacant Land

Proposed Setbacks

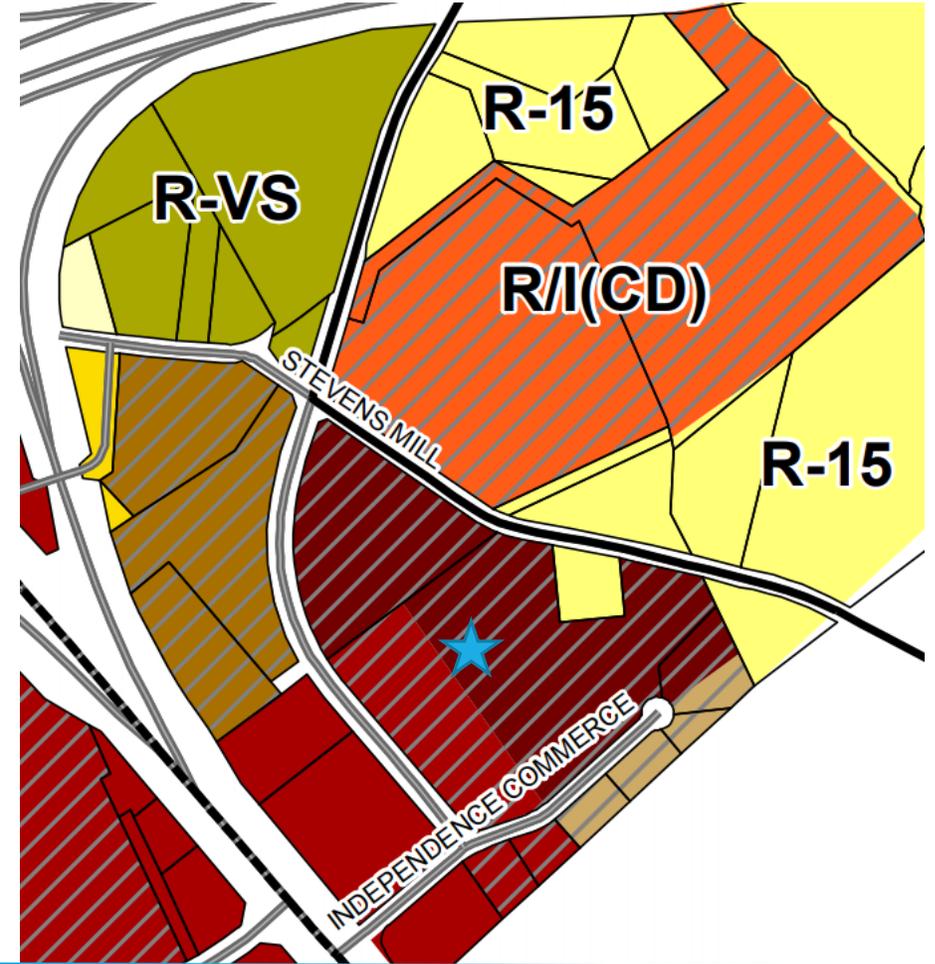
Front: 50'
Side: 50'
Rear: 50'

Site/Project Size

13.6 Acres

Traffic Generation

No TIA Required



The applicant proposes to construct a temple on a vacant parcel of land.

PROJECT AREA



PROJECT AREA



EXISTING CONDITIONS



SUMMARY OF PROPOSED CONDITIONS

1. Maximum building area of 90,000 square feet.
2. Addition of street trees, sidewalk and curb and gutter on each road frontage where these improvements are currently not present
3. Trash pickup may only occur between 7 am and 7 pm.
4. Permitted uses are limited to churches and places of worship

TREES, VEGETATION AND STORMWATER

Tree Save

The R/I district requires 15% tree save. The applicant proposes to save 2.46 acres of existing canopy, which equates to a tree save of 15.07%.

Stormwater Management and PCO

Two stormwater facilities are proposed. The PCO plan has been submitted to the County for review.

LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

The Land Use Plan does not make specific recommendations for the site. However, the surrounding area has evolved and now features the Harmony Hills townhome development and Team church nearby. A place of worship is an acceptable use at the location.

Consistency

The proposed development is consistent with nearby land uses and with the Land Use Plan, which calls for institutional uses at the intersection of I-485 and US-74.

STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. Architectural notes and renderings are typically provided during the rezoning process.
2. A note should be added that the planned driveway to Stevens Mill Road will be available for ingress and egress during high volume traffic events. The owner plans to gate this driveway.

Police

No concerns

Fire

No concerns

Public Works

TBD

Parks and Rec

No concerns.