

CENTERBROOK

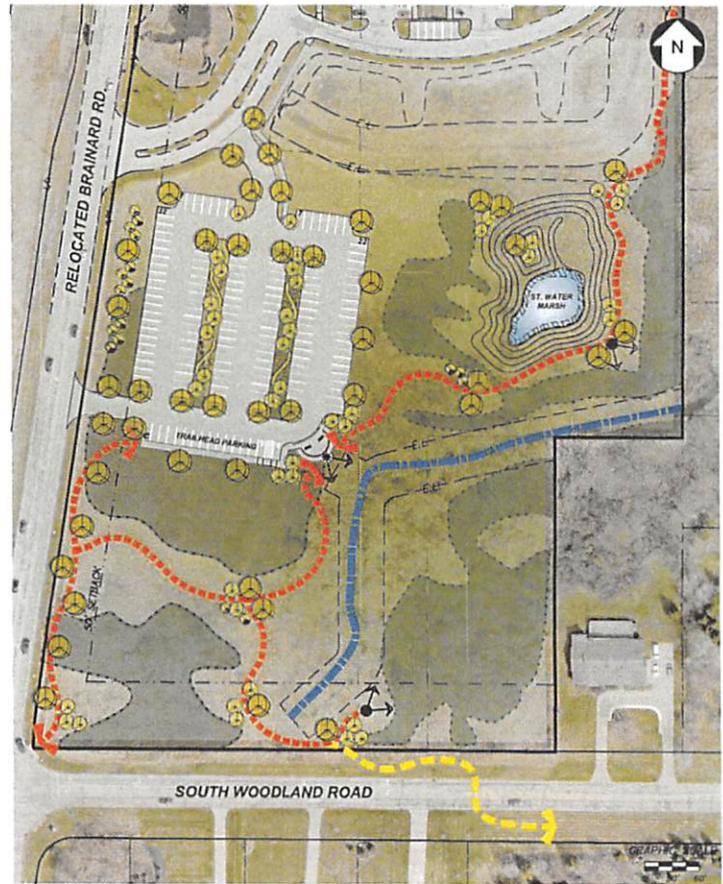
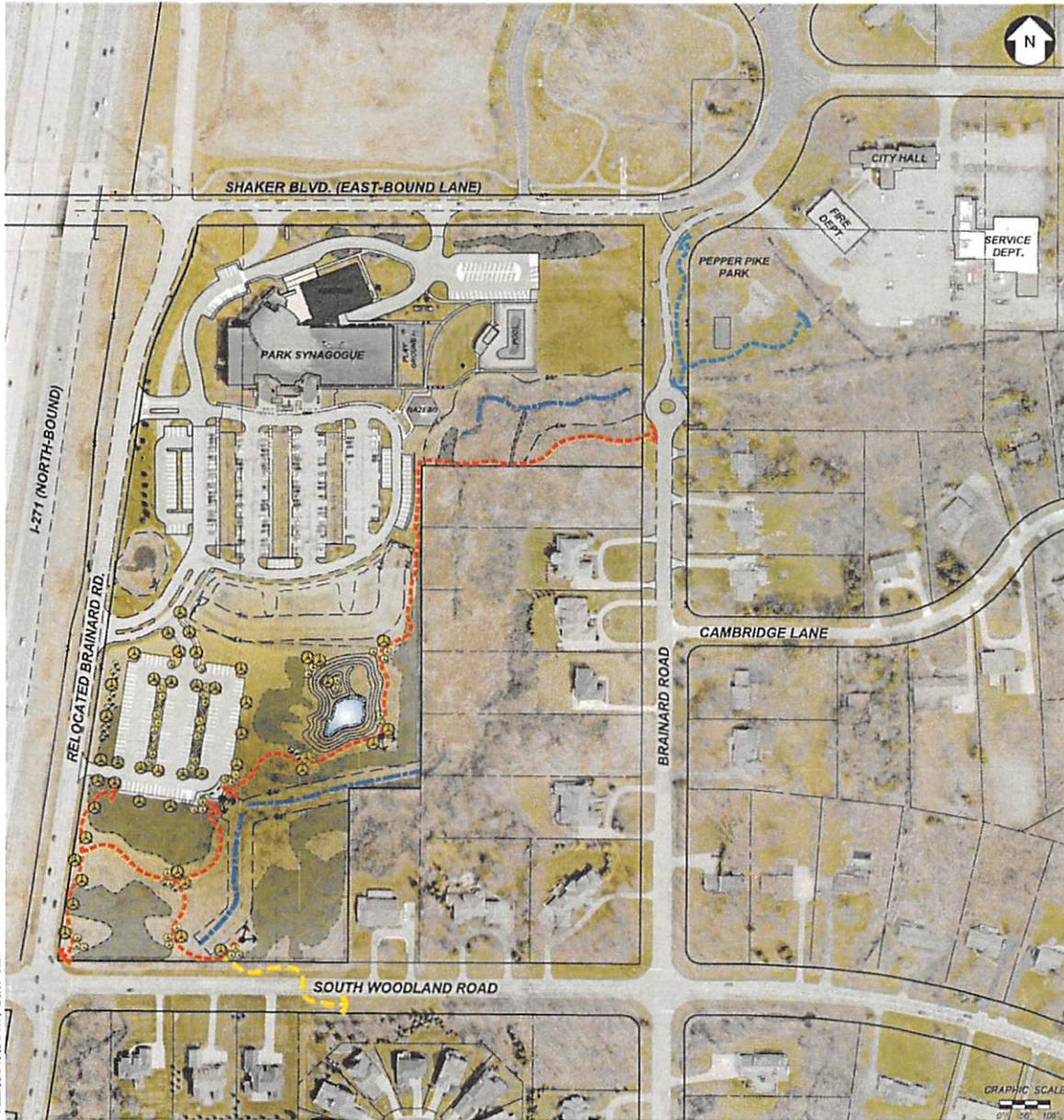
# The Park Synagogue Renovations and Addition Sydell & Arnold Miller Campus

Design Updates

August 28, 2020







**LEGEND**

- SYNAGOGUE NATURE TRAIL ---
- CITY EXTENSION ---
- CITY INTER-CONNECT ---
- VISTA OVERLOOK
- EDUCATIONAL OUTLOOK
- EXISTING STREAM BUFFER
- EXISTING WETLAND
- EXISTING STREAM

**PARK SYNAGOGUE  
TRAIL PLAN**

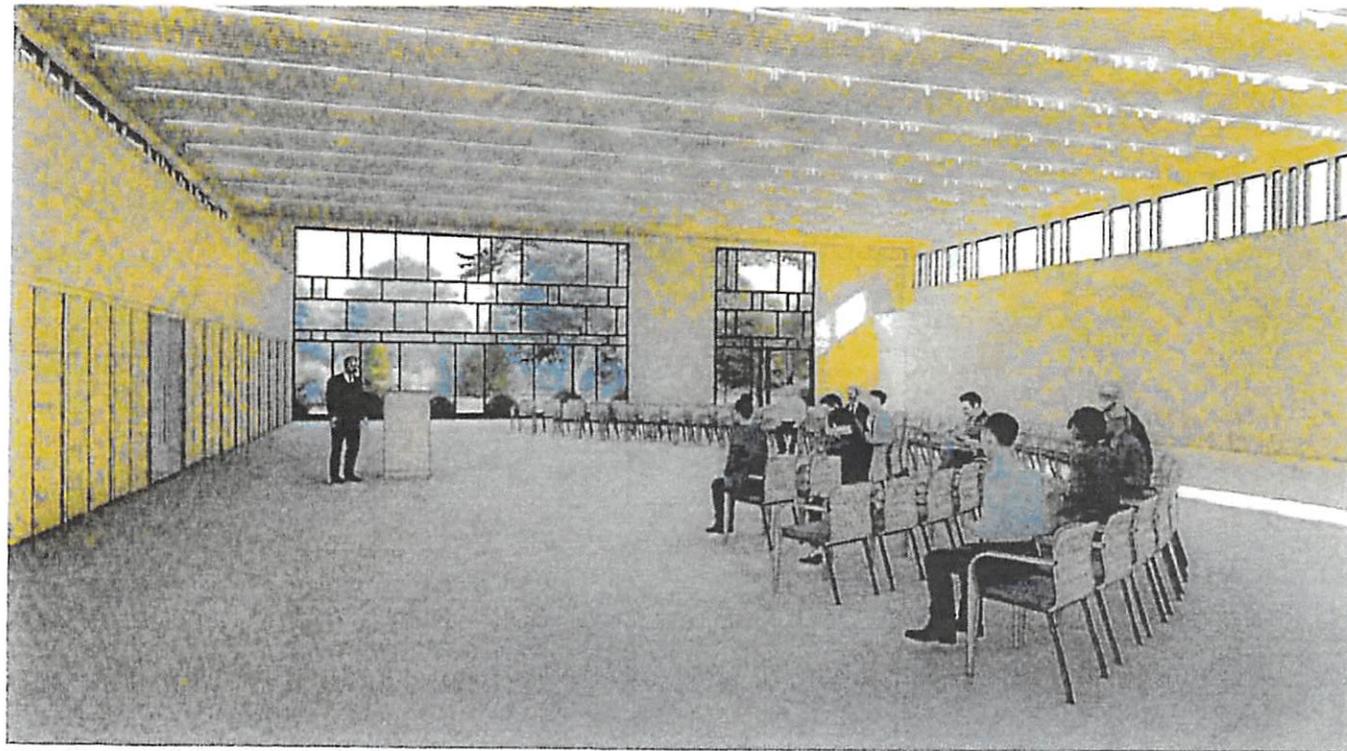
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NORTH ENTRANCE



# SOCIAL HALL

*Community Hall: Everyday Use*



**Item 9            Ordinance 2020-29  
                      Park Synagogue  
                      Rezoning**

This Ordinance to rezone property has been referred from City Council for review and recommendation. The applicant seeking rezoning is Park Synagogue. Park Synagogue is requesting approval to rezone land surrounding their existing facility from U-1 Single Family Dwelling District to U-2 Public Buildings District for the purpose of expanding their building and parking facilities. The Synagogue is also proposing to create a new park and trail system that will connect to the City's park facilities.

The application would rezone a total of approximately 16.6 acres from U-1 to U-2. About 6.9 acres of the land proposed to be rezoned is located north of the existing Synagogue building along the frontage on Shaker Boulevard. The other approximately 9.7 acres is located south of the existing facility and extends south to South Woodland Road. The applicant has provided plans showing their planned expansion of the building, parking lot expansion, and the proposed trail areas. While the issue before the Planning Commission is the Ordinance to rezone and not the site plan, the site plan appears to make good land use and planning sense and to comply with the minimum requirements of the U-2 Public Buildings District. If the rezoning is approved, the site plan will come back to the Planning Commission for formal review and approval.

It is my professional opinion that the proposed rezoning is consistent with good land use planning principals and will result in a more appropriate zoning configuration at the intersections of both Shaker Boulevard and South Woodland Road with Relocated Brainard Road. The rezoning will permit the applicant to expand their operation and utilize their property in a reasonable manner consistent with the spirit and intent of the City's Zoning Code. I recommend that the Planning Commission refer Ordinance 2020-29 back to City Council with a positive recommendation to approve the rezoning as requested and to place the matter on the ballot.



