

<b>REQUEST</b>	Current Zoning: R-3, single family residential Proposed Zoning: INST(CD), institutional, conditional
<b>LOCATION</b>	Approximately 5.00 acres located along the south side of Shopton Road near the intersection of Lebanon Drive and Shopton Road.
<b>SUMMARY OF PETITION</b>	The petition proposes the development of a 12,000 square foot building and a 1,000 square foot out-building for a civic/social service/fraternal facility.
<b>Property Owner Petitioner Agent/Representative</b>	International Association of Machinists and Aerospace Workers William B. Cashion & William B. Wise None
<b>Community Meeting</b>	Meeting is required and has been held. Report available online.

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. Petitioner has added a note stating that large expanses of wall exceeding 20-feet in length will be avoided through the introduction of articulated facades, using two or more various materials such as brick and other masonry products, stone, different colors of paint, glass windows, water table, and/or soldier course.</li> <li>2. The petitioner has modified the side yard to show the required 20-foot yard.</li> <li>3. The petitioner has modified the rear yard to show the required 20-foot yard.</li> <li>4. The petitioner has added a note stating that all free-standing lighting features will be fully shielded with full cut-off fixtures.</li> </ol>
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<b>VOTE</b>	<table border="0"> <tr> <td>Motion/Second:</td> <td>Dodson /Lipton</td> </tr> <tr> <td>Yeas:</td> <td>Dodson, Fallon, Firestone, Lipton, and Rosenburgh</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Phipps and Walker</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Dodson /Lipton	Yeas:	Dodson, Fallon, Firestone, Lipton, and Rosenburgh	Nays:	None	Absent:	Phipps and Walker	Recused:	None
Motion/Second:	Dodson /Lipton										
Yeas:	Dodson, Fallon, Firestone, Lipton, and Rosenburgh										
Nays:	None										
Absent:	Phipps and Walker										
Recused:	None										

**ZONING COMMITTEE DISCUSSION** Staff reviewed the petition and noted that the outstanding site plan issues have been resolved. One Commissioner asked what the architectural treatment note does for the building. Staff explained that the requested note will break up larges spaces of blank walls and give more articulation to the building. There was no further discussion of this petition.

**STATEMENT OF CONSISTENCY** This petition is found to be inconsistent with the *Southwest District Plan* and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Lipton seconded by Commissioner Dodson).

**STAFF OPINION** Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**

(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

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**PLANNING STAFF REVIEW****• Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposed 12,000 square foot building and a 1,000 square foot out-building.
- Parking to the rear and side of the proposed structure.
- Elevations of the proposed structure.
- Maximum building height of 12-feet.
- Eight-foot planting strip and six-foot sidewalk along Shopton Road.
- 30-foot Class C buffer abutting residentially zoned property.
- Preservation of several large areas of existing trees in front of and behind the proposed structure.
- Building envelope for a proposed out-building located behind the proposed building.
- 20 foot side and rear yards.
- Lighting fixtures will be fully shielded with cutoff fixtures.
- Large expanses of wall exceeding 20-feet in length will be avoided through the introduction of articulated facades.

**• Public Plans and Policies**

- The *Southwest District Plan* (1993) recommends office or industrial uses for the subject site.
- This petition is inconsistent with the *Southwest District Plan*.

**• STAFF RECOMMENDATION (Updated)**

- Staff agrees with the recommendation of the Zoning Committee.
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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Charlotte Department of Transportation:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** No issues.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation:** No issues.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:** The site meets minimum ordinance standards.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Application
- Community Meeting Report
- Pre-Hearing Staff Analysis
- Site Plan