

REQUEST	Current Zoning: R-3, single family residential Proposed Zoning: INST(CD), institutional, conditional
LOCATION	Approximately 5.00 acres located along the south side of Shopton Road near the intersection of Lebanon Drive and Shopton Road.
SUMMARY OF PETITION	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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding issues. This petition is inconsistent with the <i>Southwest District Plan</i> ; however, area plans frequently do not specify locations for institutional uses. The proposed civic use is compatible with the surrounding residential development due to the site design, large size of the parcel and preservation of existing trees.
Property Owner	International Association of Machinists and Aerospace Workers
Petitioner	William B. Cashion & William B. Wise
Agent/Representative	N/A
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

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.
- **Existing Zoning and Land Use**
The subject site is currently zoned R-3 and is occupied with a single family structure. The surrounding properties are zoned R-3, and are vacant or occupied by residential structures.
- **Rezoning History in Area**
Petition 2005-040 rezoned 3.62 acres northwest of the subject site to O-1(CD) to allow general office uses.
- **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*.

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:** Provide curb and gutter along Shopton Road.
 - **Vehicle Trip Generation:**
Current Zoning: 180 trips per day.
Proposed Zoning: The subject property will not generate significant trips to cause traffic issues.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **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 following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - The site meets minimum ordinance standards.
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OUTSTANDING ISSUES

- Petitioner should:
 1. Add a note 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.
 2. Change the 40-foot setback along the sides of the property to read 20-foot side yard.
 3. Change the 40-foot setback along the rear of the property to read 20-foot rear yard.
 4. Add a note that all free-standing lighting features will be fully shielded with full cut-off fixtures.
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Attachments Online at www.rezoning.org

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

Planner: Solomon Fortune (704) 336-8326