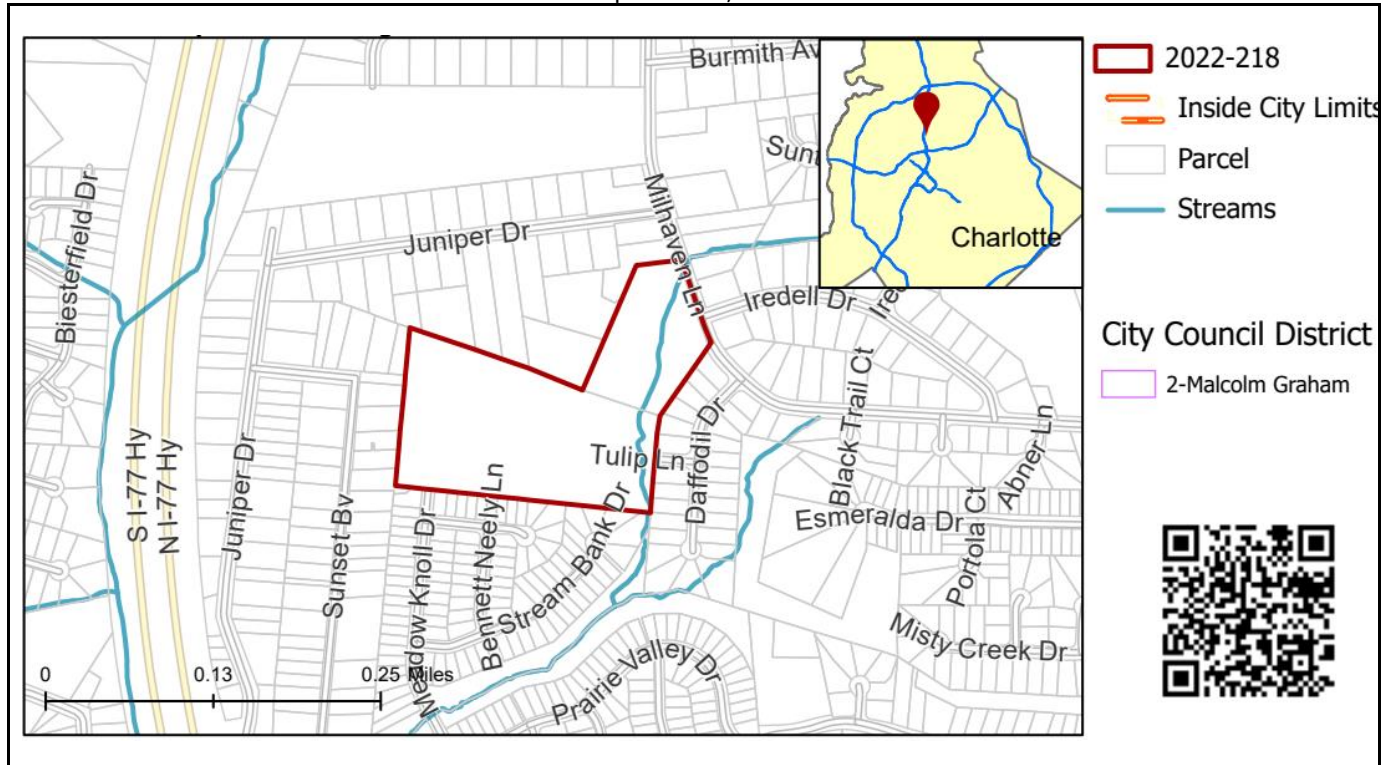


REQUEST

Current Zoning: N1-B (neighborhood 1-B)
Proposed Zoning: R-8MF(CD) (single family residential, conditional)

LOCATION

Approximately 15.93 acres located on the west side of Milhaven Lane, south of Juniper Drive, and east of Interstate 77.



SUMMARY OF PETITION

The petition proposes a residential community containing a maximum of 93 single-family attached dwelling units.

PROPERTY OWNER

Butler Holdings of Charlotte, LLC

PETITIONER

Mattamy Homes

AGENT/REPRESENTATIVE

Collin Brown, Alexander Ricks, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 6

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- The petition proposes to add to the variety of housing options in the area.
- The petitioner commits to constructing an 8-foot-wide planting strip and 6-foot-wide sidewalk along the site's frontages of Milhaven Lane and along internal public streets.
- The petitioner proposes to enhance connectivity with two stub connections on the north edges of the site.

- The petition proposes connecting the new proposed street to the existing, adjacent Meadow Knoll Drive.
- The site would be well served with transit access from the CATS bus route along Statesville Road and two stops within a ½ mile of the site.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

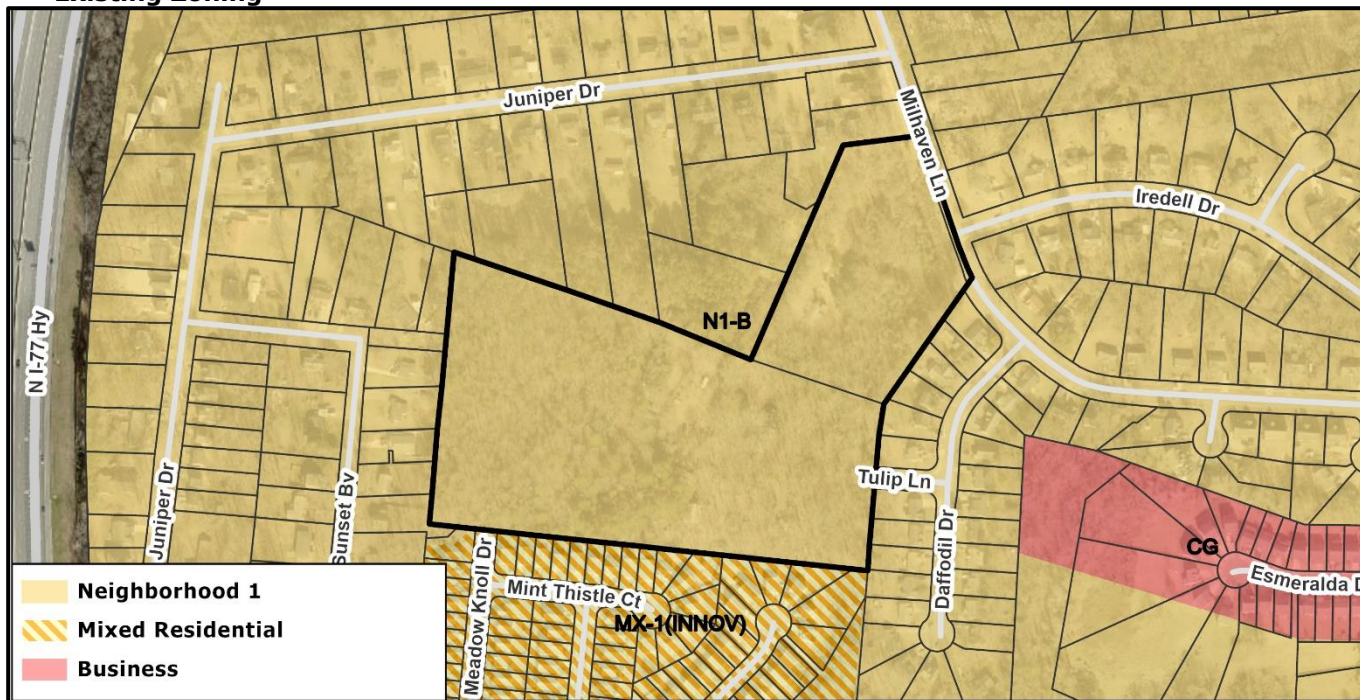
PLANNING STAFF REVIEW

Proposed Request Details

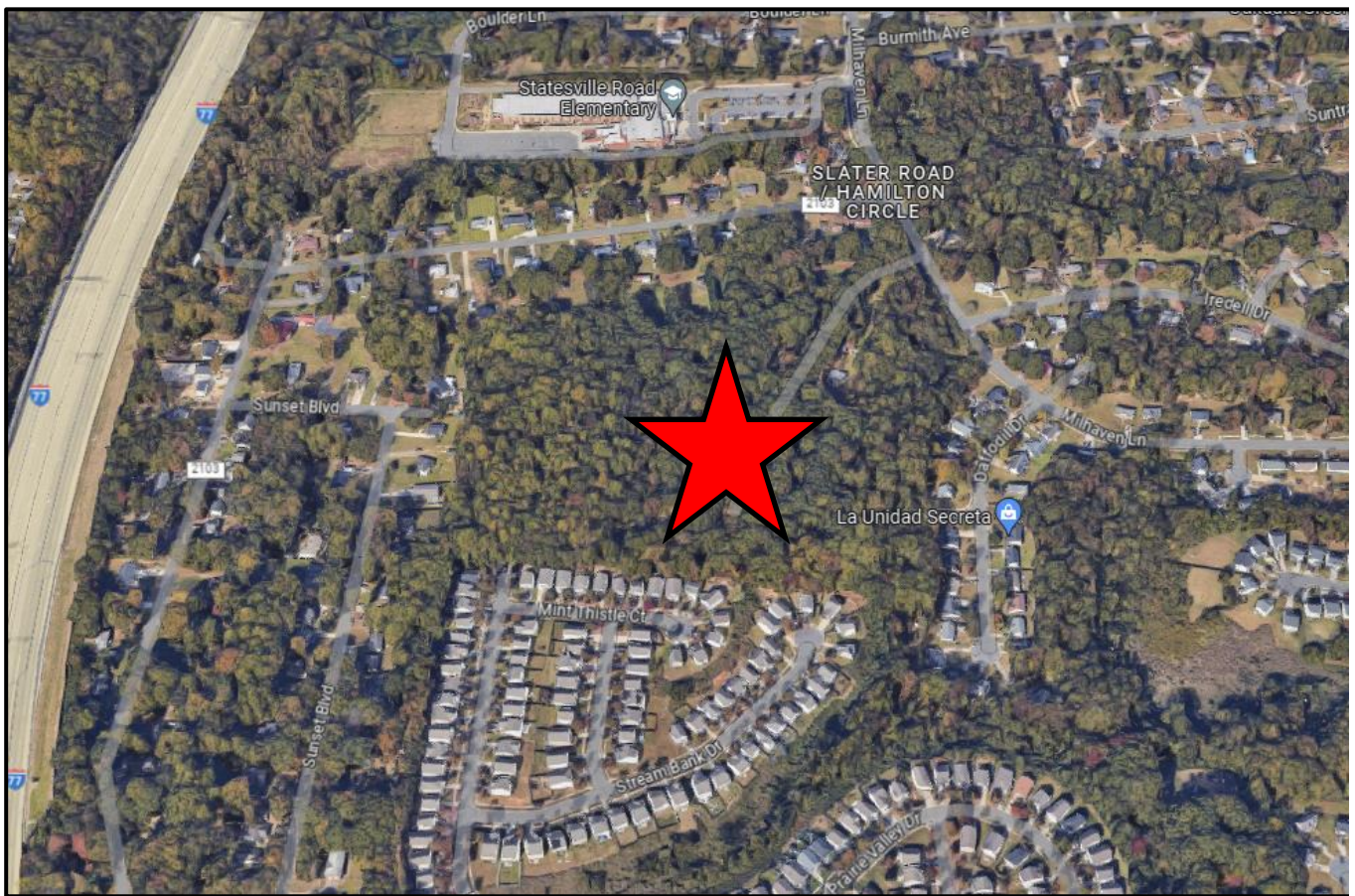
The site plan accompanying this petition contains the following provisions:

- Allows up to 93 single-family attached dwelling units.
- Limits buildings to a maximum of 4 units per building.
- Proposes two stub connections on the north edges of the site.
- Connects the new proposed street to the existing, adjacent Meadow Knoll Drive.
- Provides an 8-foot-wide planting strip and 6-foot-wide sidewalk along the site's frontages of Milhaven Lane and along internal public streets.
- All units will have a minimum of 1-car garage.
- Provides a 50-foot class C buffer reduced with fence, wall, or berm around the entire parcel.
- Provides architectural standards including building materials.

Existing Zoning



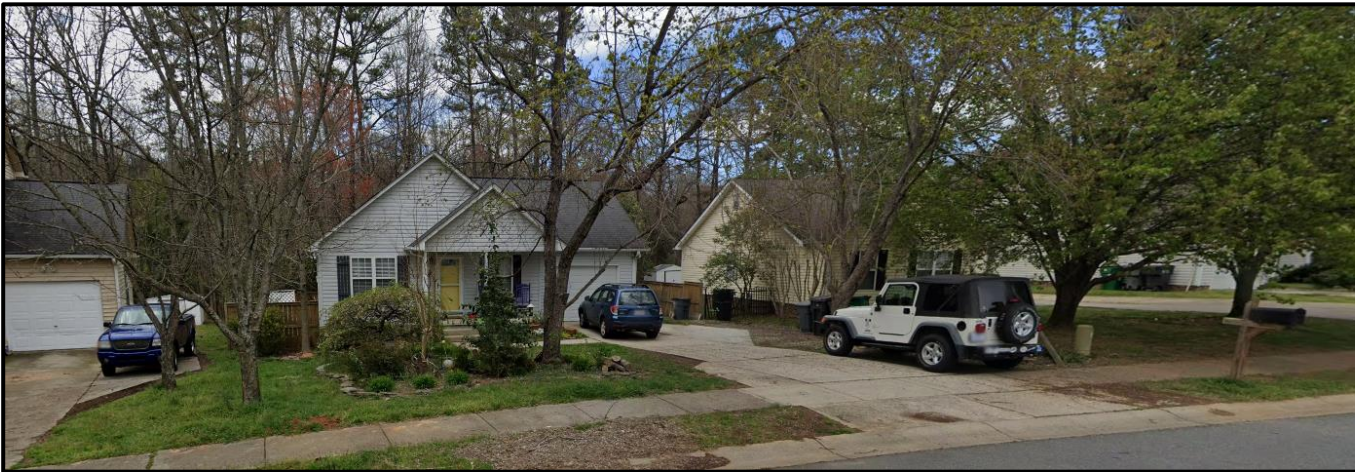
- The surrounding land uses include single family.



The subject property is denoted by a red star.



The property to the south on Mint Thistle Court is developed with single-family homes.



The property to the east along Daffodil Drive is developed with single family homes.

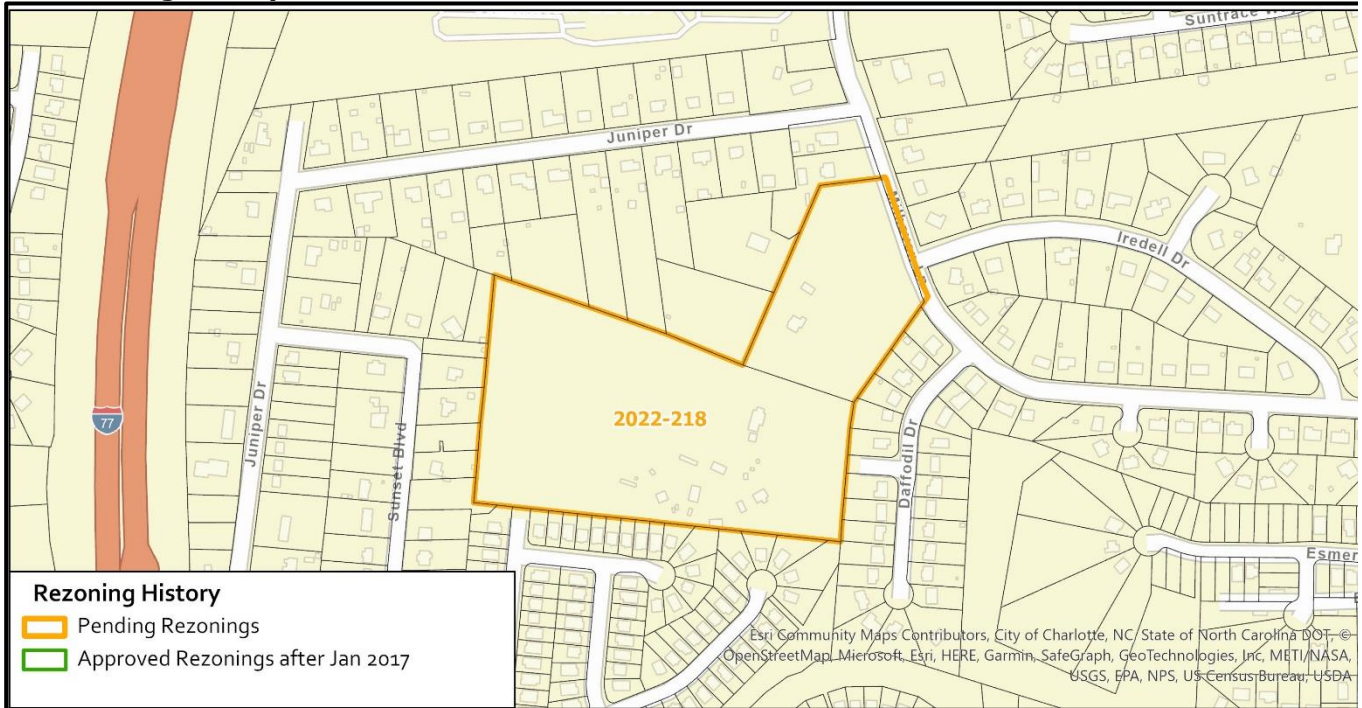


The property to the north along Juniper Drive is developed with single family homes.



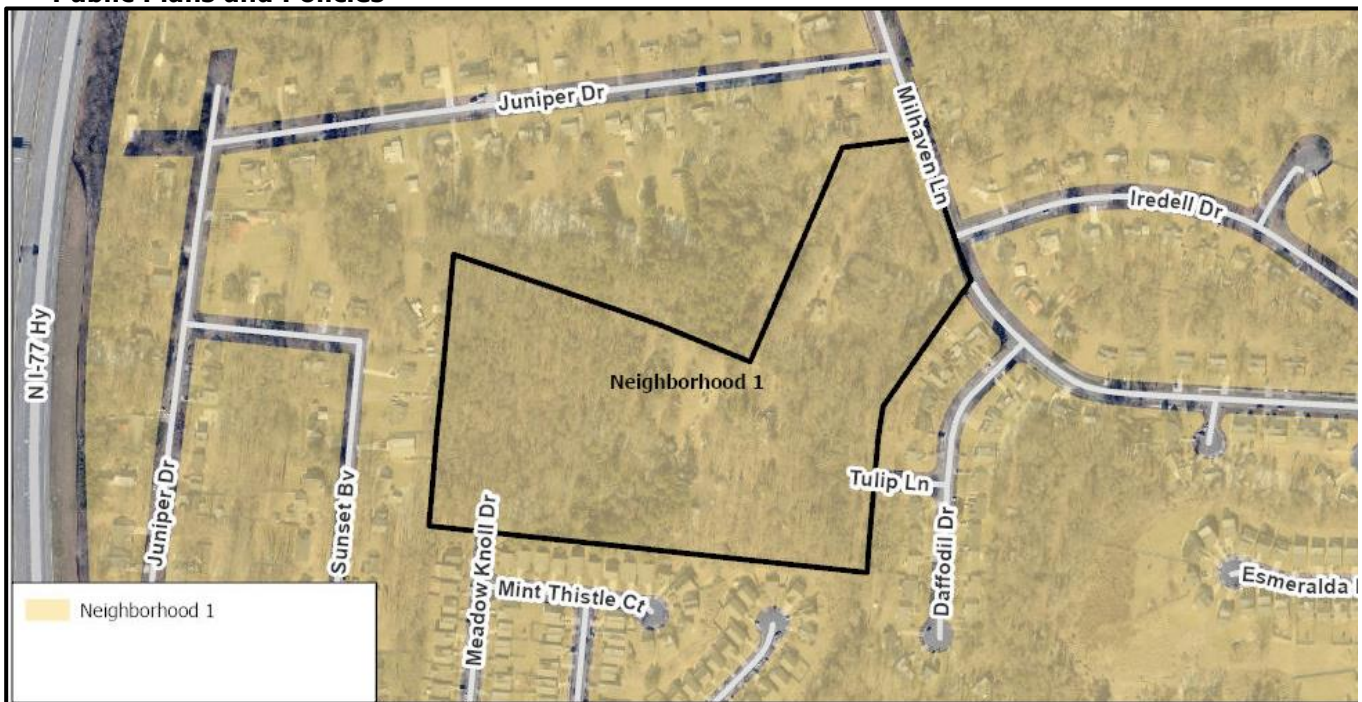
The property to the west along Sunset Boulevard is developed with single family homes.

- **Rezoning History in Area**



There have been no recent rezonings in this area.

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type.

TRANSPORTATION SUMMARY

- The site is located on Milhaven Lane a city maintained, minor collector road. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2500 daily trips. Site plan and/or conditional note revisions are needed to commit to adding standard CDOT conditional notes and label/dimensioning streetscape along internal public streets. Further details are listed below.
- **Active Projects:**
- N/A
- **Transportation Considerations**
 - See Outstanding Issues, Notes 1-2.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 20 trips per day (based on 2 single family dwelling units).
 - Entitlement: 660 trips per day (based on 63 single family dwelling units).
 - Proposed Zoning: 585 trips per day (based on 83 single family attached dwelling units).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 32 students, while development allowed with the proposed zoning may produce 17 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is zero students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Statesville Road Elementary from 77% to 79%
 - Ranson Middle remains at 106%
 - West Charlotte High remains at 98%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Milhaven Lane. and an existing 8-inch water distribution main located along Meadow Knoll Drive. Charlotte Water has accessible sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside parcel 04118123. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUESTransportation

1. Label and dimension 8-foot planting strip and 5-foot sidewalk along internal public streets.
2. Revise notes to say transportation improvements will be approved and constructed before the site's first building CO instead of 25th CO.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Michael Russell (704) 353-0225