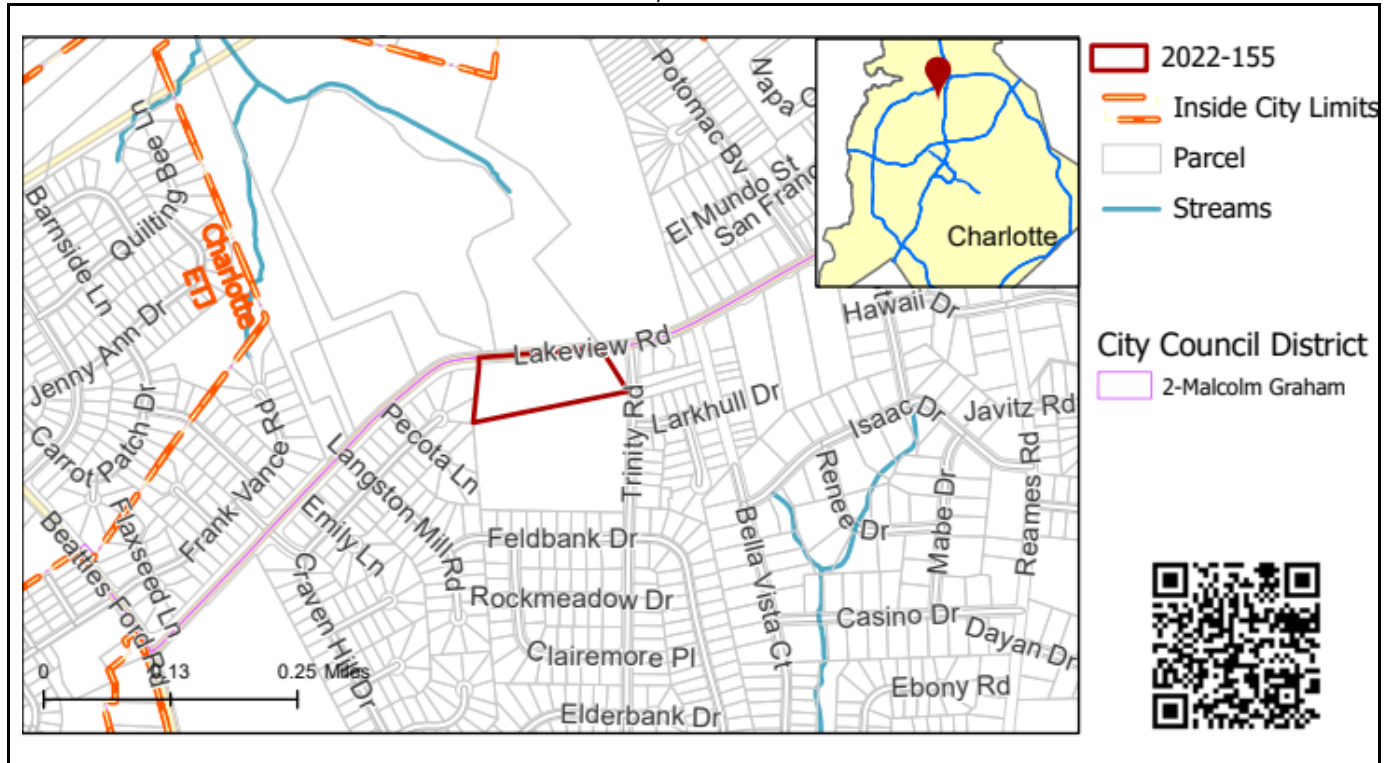


**REQUEST**

Current Zoning: R-4 (single family residential)  
Proposed Zoning: R-12MF(CD) (multi-family residential, conditional)

**LOCATION**

Approximately 4.2 acres located on the south side of Lakeview Road, west of Reames Road, and east of Beatties Ford Road.



**SUMMARY OF PETITION**

The petition proposes a residential community of up to 41 single family attached dwelling units on vacant land.

**PROPERTY OWNER**

Lugor Associates, LLC

**PETITIONER**

Mungo Homes

**AGENT/REPRESENTATIVE**

Bridget Grant, Moore & Van Allen, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 1

**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

- While this petition is inconsistent with the Neighborhood 1 place type, it is an appropriate and compatible infill project adjacent to an existing Neighborhood 2 development.
- If approved, this petition increases the variety and amount of housing in the area along Lakeview Road.
- The petition commits to a 28-foot Class C buffer on the west side of the site that is adjacent to single family homes.

- This site is supported by transit access as it is located on a bus route and within 1/4 mile of at least 2 bus stops.
- The petition commits to streetscape improvements along Lakeview Road to include an 8-foot planting strip and 12-foot multi-use path.
- The petition also proposes a potential future street connection from 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.

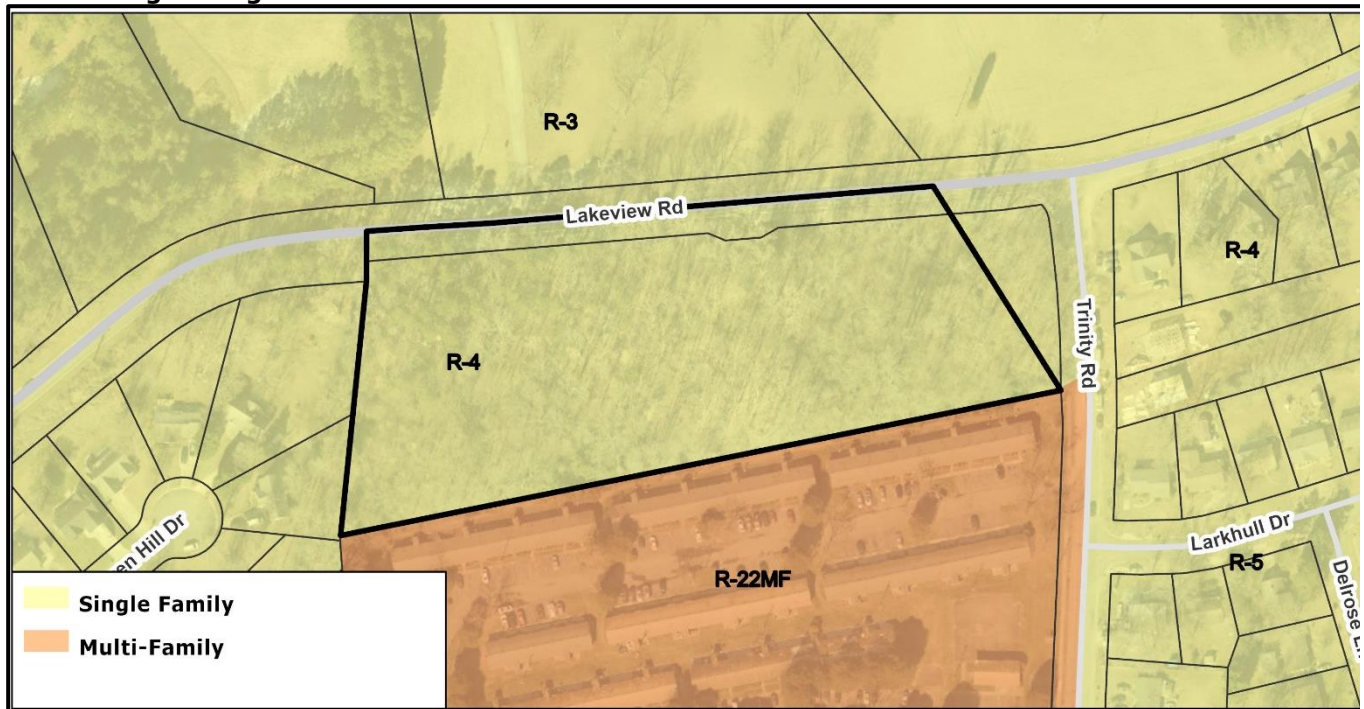
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows up to 41 single family attached (townhome-style) dwelling units.
- Access to the site shall be from Lakeview Road.
- Dedicates and fee simple conveys all rights-of-way along Lakeview Road to the City.
- Proposes a potential future street connection to the south of the site.
- Commits to streetscape improvements along Lakeview Road to include an 8-foot planting strip and 12-foot multi-use path.
- Provides a 28-foot Class C buffer on the west side of the site that is adjacent to single family homes.
- Provides architectural standards including building materials.

### • Existing Zoning



- The surrounding land uses include multi-family and single family uses.

| Existing Zoning                 | Translated Zoning       | Recommended Place Type |
|---------------------------------|-------------------------|------------------------|
| R-4 (single family residential) | N1-B (neighborhood 1-B) | N1 (neighborhood 1)    |





The subject property is denoted with a red star.



The property to the south along Trinity Road is developed with apartments.



The property to the west of the site along Craven Hill Drive is developed with single family homes.





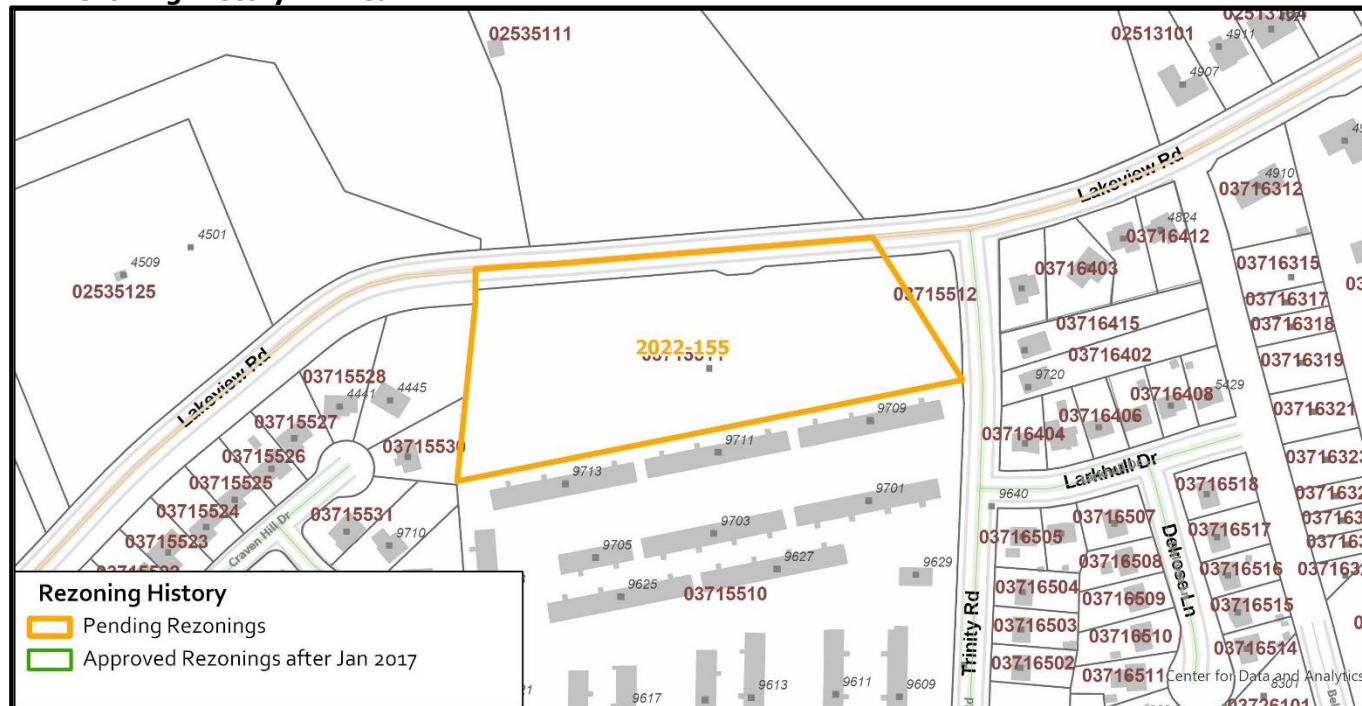
The property to the north along Lakeview Road is a single-family home.



The property to the east along Lakeview Road is developed with single family homes.

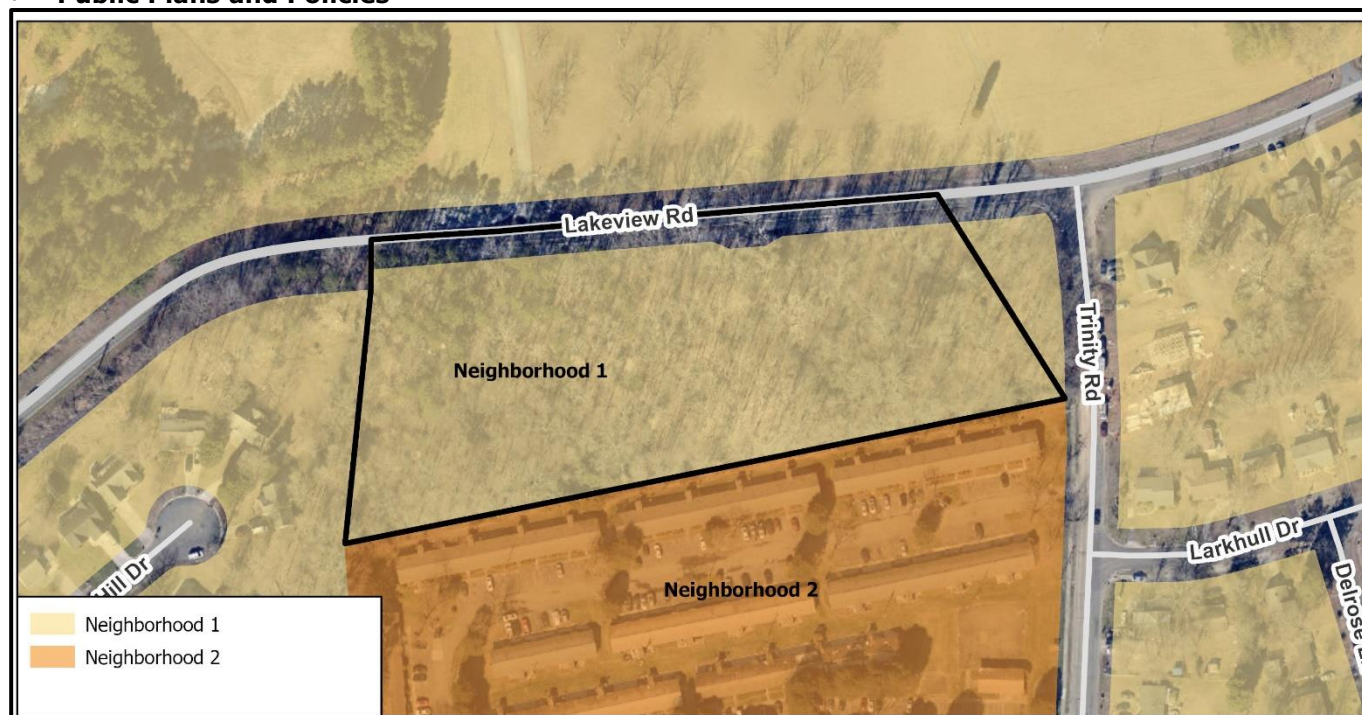


- **Rezoning History in Area**



There have been no recent rezonings in this area.

- **Public Plans and Policies**



- The *2040 Policy Map* (2022) recommends the Neighborhood 1 Place Type for this site.

**TRANSPORTATION SUMMARY**

- The petition is located south of Lakeview Road, a State-maintained major throughfare west of Trinity Road, a City-maintained major collector. 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 meet standard CDOT conditional note requirements. Further details are listed below.
- **Active Projects:**
  - Lakeview Road/Reames Road Roundabout and Sidewalk
    - This project will improve the intersection of Lakeview Road and Reames Road with a roundabout and includes installation of sidewalk on the south side of Lakeview Road from Reames Road to Beatties Ford Road.
    - Currently in construction.
- **Transportation Considerations**
  - See Outstanding Issues, Notes 1,2
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant land).
    - Entitlement: 200 trips per day (based on 17 single family dwelling units).
  - Proposed Zoning: 255 trips per day (based on 41 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](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 7 students, while development allowed with the proposed zoning may produce 7 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:
    - Hornets Nest Elementary from 93% to 94%.
    - Ranson Middle remains at 106%.
    - Hopewell High remains at 99%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Lakeview Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Lakeview Road. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://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 ISSUES**Transportation

1. Add a conditional note specifying "A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements."
2. Driveways will be required to be moved out of sight triangles.

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Michael Russell (704) 353-0225