

Timeline & FAQ's

- 1st Community Meeting Notice was mailed on 12/21
 - Clarksons received notice but thought it was about the Colvard park zoning (only sign posted at time)
 - HOA Was Not Notified b/c city had outdated contact list
- 1st Community Meeting Was Held On 1/5
- Zoning sign went up per dot on 1/13, 8 days after the meeting was held.
- Clarksons contacted zoning department after noticing sign week of 1/17 and found out there had been a meeting though petition website had not been updated to reflect that.
 - Meeting notes say that no residents of Mallard Trace were in attendance
 - City zoning rep contacted developer and had them reach out to Clarksons
- **Developer has offered another meeting, February 10th @ 6:30 via Zoom**
- **First possible hearing by city council would be February 21**
- **Mark your calendars these two dates.** The city is working on its 2040 plan and zoning for all of this is up for grabs long term – what happens to the land across from us will be under consideration. <https://cltfuture2040.com>
- Single family is not a priority anymore. We **MUST** stand for our property values, the value of homeownership and working hard to build a home and community for your family. There should be many options for housing including single family dwellings with yards of all sizes.
- With this development there will be 89 new town homes approved in a mile stretch of our homes. Not counting the ones that have gone in in URP across the street, or what is likely to be approved when the residential across the street goes on the block.
- It's your commute, your grocery store, your community. Townhomes are not the enemy, but density can be. The city is not considering or requiring greenspace or parks or quality of life in these developers' plans. We will need to be actively engaged to ensure our priorities are considered as much as the developer's profit and the city council's tax base.
- **Traffic issues may be our best argument. See traffic flow map, with proposed median in attached packet.**

Link to rezoning petition and all info in packet can be found here:

<https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2021Petitions/Pages/2021-186.aspx>

[Help](#)



Search Project

Record RZP-2021-186:

Rezoning Petition

Record Status: In Progress

[Record Info](#) ▼

Work Location

9405 MALLARD CREEK RD
CHARLOTTE NC 28269





Project Details

Applicant:

Dhanesh Kumar
KINGER HOMES LLC
215 N PINE ST UNIT 2011
CHARLOTTE, NC, 28202
Home Phone:7045501652
dhanesh@kingerhomes.com

Licensed Professional:

Travis Gingras travis@hensonfoley.com
HENSONFOLEY DESIGN INC.
121 Gilead Road
Huntersville, NC, 28078
Work Phone:7048751615
Mobile Phone:7049561862
ENGINEER 46974

Project Description:

The Villages at Governor Hunt
Proposed 22 Townhomes on 2.84 acres.

Owner:

MOWRY MARY E
21309 BETHEL CHURCH RD
CORNELIUS NC 28031

► [More Details](#)

2021-186: Kinger Homes, LLC

Rezoning Map

Current Zoning R-3 (Single Family Residential)

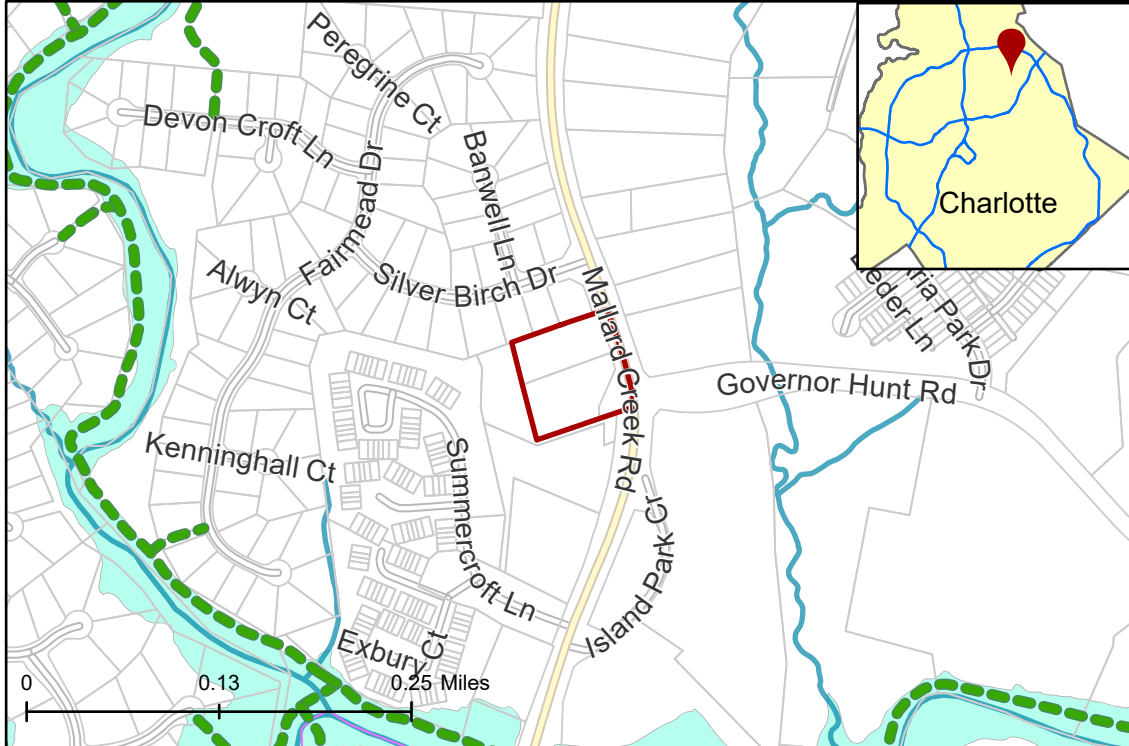
Requested Zoning R-8MF(CD) (Multi-Family Residential, Conditional)



CHARLOTTE
PLANNING, DESIGN
& DEVELOPMENT

Approximately 2.84 acres

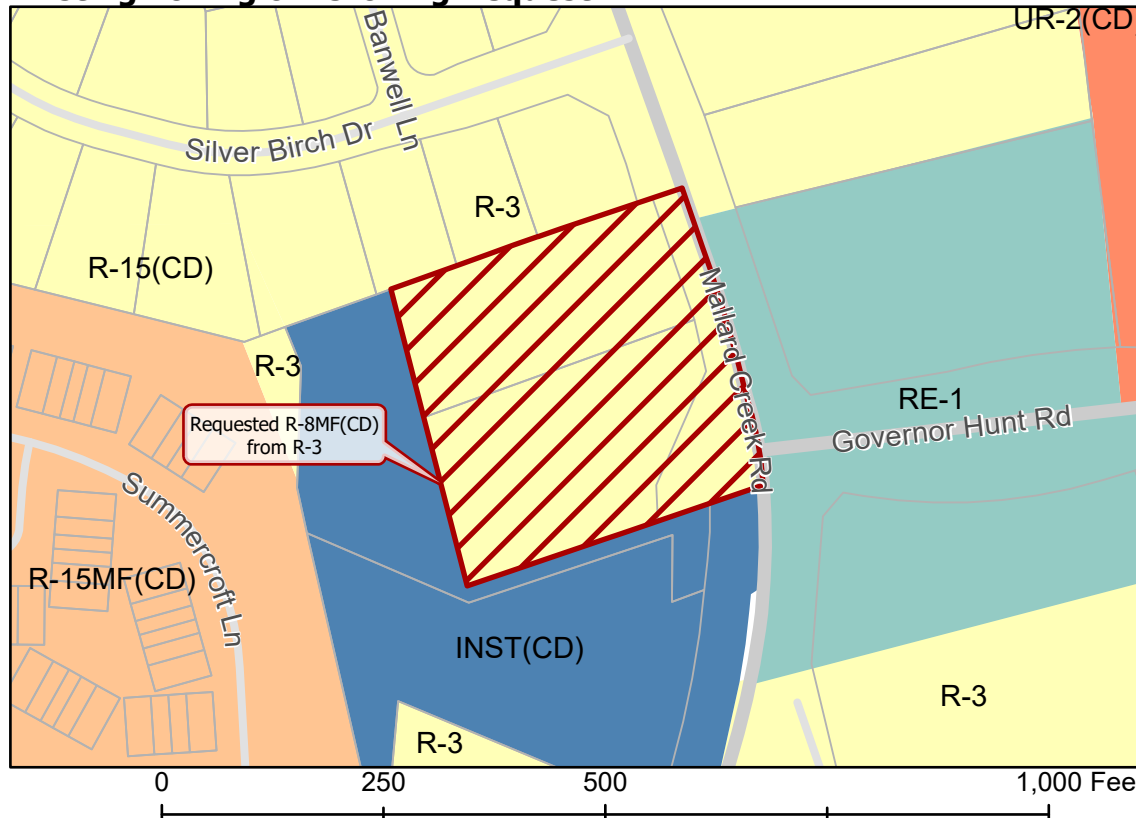
Location of Requested Rezoning



- 2021-186
- Inside City Limits
- Parcel
- Greenway
- Streams
- FEMA Flood Plain
- City Council District**
- 4-Renee Johnson



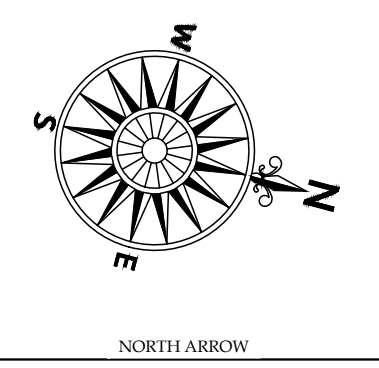
Existing Zoning & Rezoning Request



- Requested R-8MF(CD) from R-3
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Research
- Institutional



Map Created 12/2/2021



0 15 30 45
GRAPHIC SCALE 1"=30 FT.

PRELIMINARY
NOT FOR
CONSTRUCTION

ENGINEER'S SEAL
LATITUDE 35
DESIGN GROUP
1199 HAYMARK DRIVE
KANNAPOLIS, NC 28081
P. 704-956-1800
NCEES LIC. # C-4850

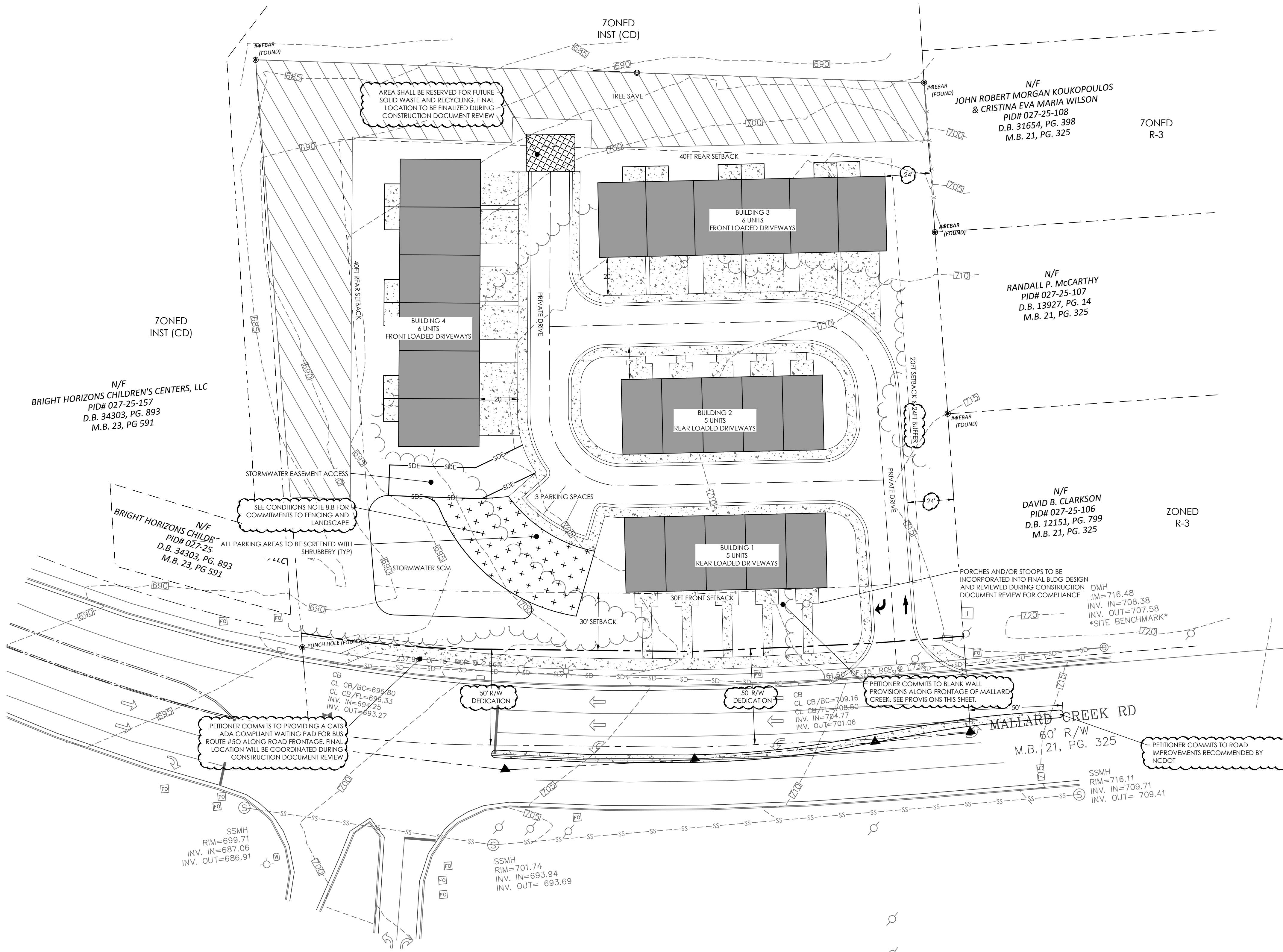
EX01-REZONING-221022.2022.01.14.DWG
PROJECT NUMBER: 2021-002
DATE: 11/01/2021 DRAWN BY: TSG

REVISIONS:

REZONING - SITE PLAN
THE VILLAGES AT GOVERNOR HUNT
9405 MALLARD CREEK RD., CHARLOTTE, NC



EX01
SHEET



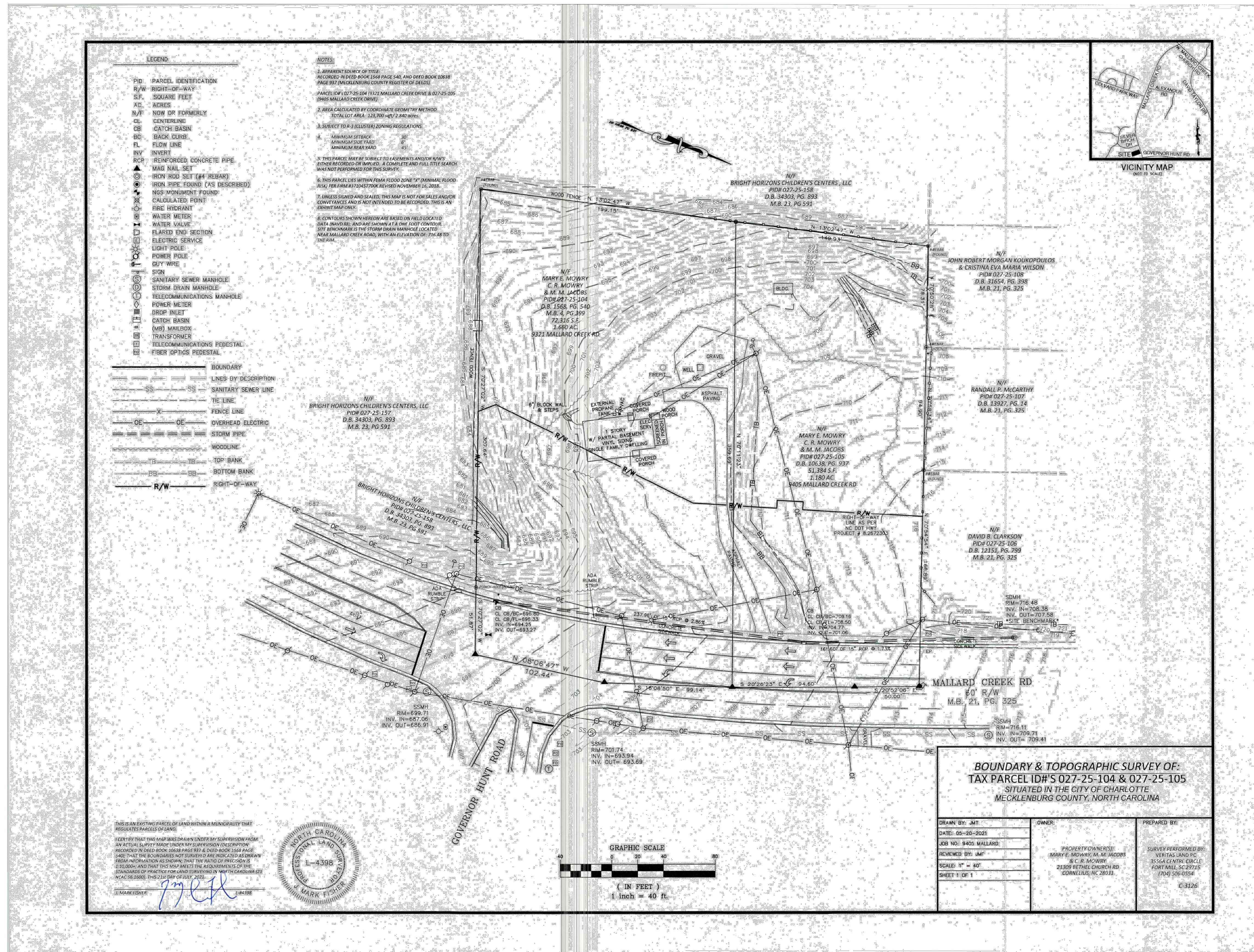
SITE DATA TABLE	
PARCEL ID	027-25-104 (DB 1568, PG 540) & 027-25-105 (DB 10638 - PG 937)
LOCATION	9405 MALLARD CREEK ROAD
JURISDICTION	CHARLOTTE
PETITIONER	KINGER HOMES LLC
	215 NORTH PINE STREET UNIT 2011 CHARLOTTE, NC 28202
ZONING	EXISTING: R-3 - PROPOSED: R-8MF(CD)
TOTAL PARCEL AREA	2.84 AC - 123,710 SF
PROPOSED USE	SINGLE FAMILY ATTACHED
PROPOSED UNITS / DENSITY	22 UNITS / 8 UNITS PER ACRE
MIN. FRONT / STREET SETBACK	PER ZONING ORDINANCE
MIN. SIDE SETBACK	PER ZONING ORDINANCE
MIN. REAR SETBACK	PER ZONING ORDINANCE
MAX. BUILDING HEIGHT	40'
PROPOSED NUMBER OF BUILDINGS	4 BUILDINGS
PARKING SPACES REQUIRED	(1.5 PER UNIT) = 33 SPACES
PROPOSED PARKING SPACES	PER ZONING ORDINANCE
REQUIRED TREE SAVE	15% - (18,557 SF - 0.426 AC)
BUFFER REQUIREMENTS	SEE SITE PLAN
ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 (ALTERATIONS TO APPROVALS)	
ALL ARCHITECTURAL DESIGN STANDARDS SHALL APPLY	
SITE LIGHTING BY OTHERS & SHALL COMPLY WITH LAND DEVELOPMENT STANDARDS	

BLANK WALL PROVISION:
WHERE VISUAL MITIGATION ELEMENTS ARE REQUIRED ON A BLANK WALL ALONG THE GROUND FLOOR LEVEL STREET WALL AT LEAST 50 PERCENT OF THE LINEAR FOOTAGE OF ANY SUCH BLANK WALL SHALL BE TREATED BY ONE OR MORE OF THE FOLLOWING VISUAL MITIGATION ELEMENTS: PLANTING, BENCHES, BICYCLE RACKS, TABLES AND CHAIRS, WALL TREATMENT IN THE FORM OF PERMITTED SIGNS, GRAPHIC OR SCULPTURAL ART, BUSTICATION, DECORATIVE SCREENING, LATTICEWORK, OR LIVING PLANT MATERIAL

NOTES:
FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,000 LBS
FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FOR ALL BUILDINGS.

GARBAGE AND RECYCLE TO BE PROVIDED VIA ROLL OUT CANS STORED IN GARAGES OF UNITS. IN THE EVENT THAT CITY WASTE MANAGEMENT WILL NOT COLLECT TRASH AND RECYCLE PRIVATE COLLECTION WILL BE SOUGHT AFTER BY OWNERSHIP. PETITIONER COMMITS TO RESERVING AN AREA FOR FUTURE COMMUNAL DUMPSTER/RECYCLE AREA TO BE REVIEWED DURING CONSTRUCTION DOCUMENT PROCESS.

GARAGE SEPARATION ALONG PRIVATE ALLEYS: 5-7' FROM BACK OF ALLEY, OR 20' OR GREATER FROM BACK OF SIDEWALK ALONG ALLEY



PRELIMINARY
NOT FOR
CONSTRUCTION

LATITUDE 35
DESIGN GROUP
1109 HAYBROOK DRIVE
KANNAPOLIS, NC 28083
P: 704-656-1800
NCRELS LIC. # C-4850

EX01-REZONING-221022.2022.01.14.DWG
 PROJECT NUMBER: 2021-002
 DATE: 11/01/2021 DRAWN BY: TSG

REVISIONS:

REZONING - SURVEY
 THE VILLAGES AT GOVERNOR HUNT
 9405 MALLARD CREEK RD., CHARLOTTE, NC

DRAWN BY: JMT	OWNER:	PREPARED BY:
DATE: 08-28-2021	PROPERTY OWNERS:	SURVEY PERFORMED BY:
JOB NO: 9405 MALLARD	MARY E. MOWRY, M. M. JACOBS & C. B. MOWRY	VERITAS LAND PC 35554 CENTRE CIRCLE FORT MILL, SC 29715 (704) 506-0554
REVIEWED BY: JMF	21309 BETHEL CHURCH RD CORNELIUS, NC 28033	C-3126
SCALE: 1" = 40'		
SHEET 1 OF 1		

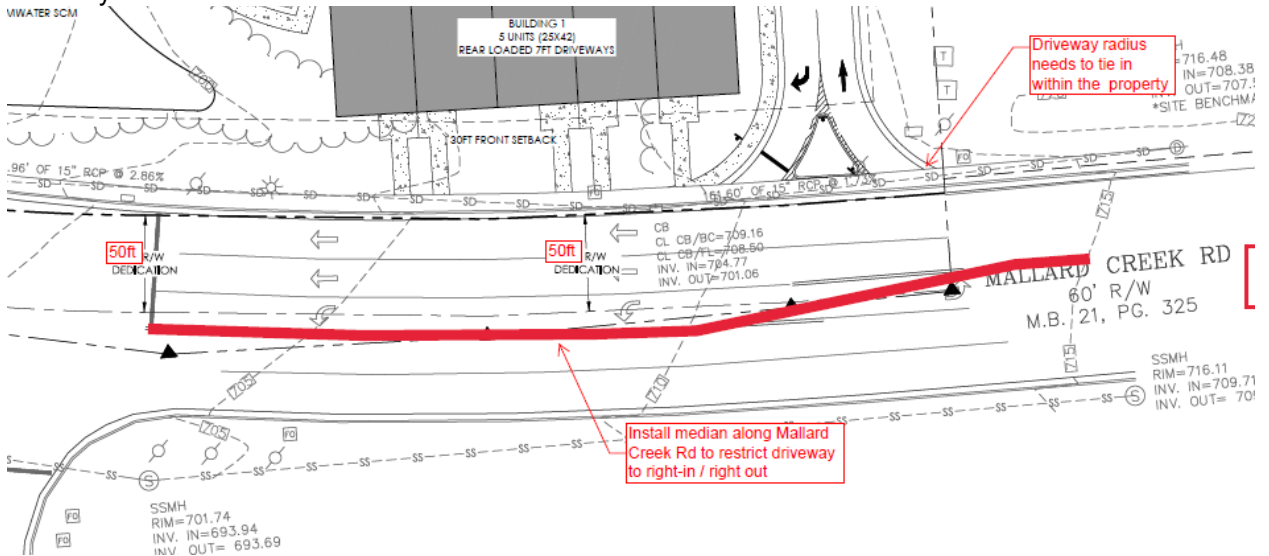


Rezoning Transportation Analysis

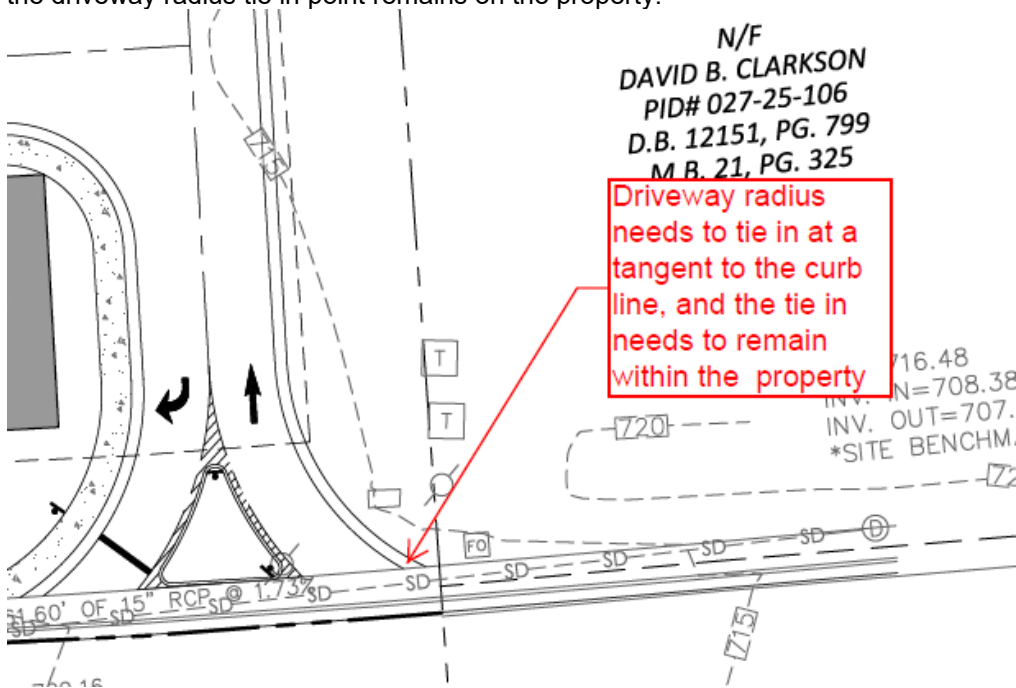
Petition Number: 2021-186

General Location Identifier: 02725104

4. Revise site plan and conditional notes to commit to installing a concrete median along Mallard Creek Road to restrict the site driveway access to right-in / right-out. The median will be constructed from the intersection of Mallard Creek Road and Governor Hunt Road and extend 50 feet past the site driveway. The median will be designed to provide 150-feet of full width storage for the southbound left turn lane on Mallard Creek Road at Governor Hunt Road. Remove the proposed pork chop median at the site driveway.



5. Revise site plan to show the driveway radius tie into the existing curb and gutter at a tangent and ensure the driveway radius tie in point remains on the property.



6. Revise site plan and conditional notes to commit to construct an 8-foot planting strip, and a 12-foot multi-use path along the site's frontage of Mallard Creek Road per Chapter 19. The site plan shall label and dimension both items from the back of curb and road centerline. The 12-foot multi-use path also meets the council adopted Charlotte WALKS and Charlotte BIKES policies.

REZONING PETITION 2021-186

CONCERNS TO CONSIDER

01

TRAFFIC FLOW

PROPOSED ENTRANCE IS FEET FROM MT AND STOP LIGHT. PROPOSED RIGHT IN RIGHT OUT. WILL INCREASE U-TURN IN MT AND INCREASE ACCIDENTS AT LIGHT. PRESSURE NCDOT AND CDOT TO MOVE ALL ENTRANCES TO STOP LIGHT

CURRENT PLAN ONLY HAS 3 GUEST SPACES. THIS WILL NOT ACCOMMODATE GUESTS OR EVEN RESIDENTS IF USING GARAGES AS STORAGE, PUSHING GUESTS TO OUR STREETS.

02

OVERFLOW & VISITOR PARKING

3 STORY TOWN HOMES IN THIS AREA HAVE BEEN BUILT WITH THE TOPOGRAPHY AND SURROUNDINGS IN MIND, UNLIKE THIS COMMUNITY THAT WILL STICK OUT LIKE A SORE THUMB ALONG THIS ROAD AND LOOK OUT OF PLACE LIKE TOWERS AT THE TOP OF THE HILL.

03

SCALE OF BUILDINGS AND LOOK OF AREA

WHILE THE DEVELOPER SAYS THE SELLING PRICE WILL BE HIGH 300-400K, THE COMPS AT COLVARD PARK HAVE MORE GREEN SPACE; OTHER 3 STORY WITH GARAGES AND POOLS & PARKS IN 28269 ARE SELLING FOR 250K. WHAT IS TRUE OCCUPANCY RATE OF ARIA IN URP?

04

COMPS & REALISTIC VALUATION

BOTH CITY ORDINANCES AND MT HOMEOWNERS COVENANTS LEAVE BORDERING HOMES WITH LITTLE OPTION FOR PRIVACY AND SOUND BARRIERS BETWEEN WHATEVER DEVELOPMENT GOES IN HERE.

05

MINIMAL SOUND AND PRIVACY BARRIER



Rezoning Petition 2021-186

Petitioner:	Kinger Homes, LLC
Current Zoning:	R-3
Proposed Zoning:	R-8MF(CD)
Address:	9405 Mallard Creek Road, Charlotte, NC 28269
Location:	Approximately 2.84 acres located at the intersection of Mallard Creek Road and Governor Hunt Road, west of David Taylor Drive
Public Hearing Date:	Pending
Zoning Committee Hearing Date:	Pending
Council Decision Date:	Pending
Council District:	Johnson (4)
Status:	Pending
Approval Date:	

- [City Council Meeting Agendas \(City Clerk's Website\)](#)
- [City Council - Rezoning Meeting Videos](#)
- [Zoning Committee Agenda](#)
- [2020 Rezoning Schedule](#)
- [2019 Rezoning Schedule](#)
- [2019 Text Amendment Schedule](#)
- [Text Amendments \(2000 - Present\)](#)
- [City of Charlotte Zoning Ordinance](#)
- [Zoning Inquiries](#)
- [Summary of Zoning Districts](#)
- [Rezoning Acronyms](#)
- [Neighborhood Organization Contact List](#)

Petitioner Information:
 Community Meeting Instructions





Departmental / Staff Comments

[Charlotte Area Transit System](#)

Charlotte Department of Housing & Neighborhood Services (Housing)

[Charlotte Department of Transportation](#)

Charlotte Department of Solid Waste Services

Charlotte Fire Department

Charlotte Land Development

[Charlotte-Mecklenburg Schools](#)

Charlotte Planning, Design and Development

[Charlotte-Mecklenburg Storm Water](#)

[Charlotte-Mecklenburg Storm Water Revised](#)

Contact Person

[John Howard](#) [704.336.5994](#)

[Zelleka Biermann](#) [704.336.2482](#)

[Brandon Brezeale](#) [704.432.5561](#)

[Mavis Gant](#) [704.432.3537](#)

[Garret Harrold](#) [704.336.8255](#)

[Development Center](#) [704.336.6692](#)

[Jennifer Holmes](#) [980.343.1038](#)

[Charlotte Planning](#) [704.336.2205](#)

[Doug Lozner](#) [704.432.0964](#)

[Doug Lozner](#) [704.432.0964](#)





Rezoning Information

- [Rezoning Application](#)
- [Rezoning Locator Map](#)
- [Site Plan](#)
- [Revised Site Plan](#)
- [Petitioner's Community Meeting Notice](#)
- [Petitioner's Community Meeting Report](#)
- [Pre-Hearing Staff Analysis](#)
- [Post Hearing Staff Analysis](#)
- [Final Staff Analysis](#)
- [Zoning Committee Recommendation](#)

Contact Person

- [Michael Russell](#) [704.353.0225](#)
- [Michael Russell](#) [704.353.0225](#)
- [Michael Russell](#) [704.353.0225](#)
- [Michael Russell](#) [704.353.0225](#)
- [Michael Russell](#) [704.353.0225](#)
- [Michael Russell](#) [704.353.0225](#)
- [Michael Russell](#) [704.353.0225](#)
- [Michael Russell](#) [704.353.0225](#)
- [Michael Russell](#) [704.353.0225](#)
- [Michael Russell](#) [704.353.0225](#)

- [Rezoning Applications](#)
- [Fees](#)
- [Signature Sheet](#)
- [Rezoning Petition Change Request](#)



Rezoning Transportation Analysis

Petition Number: 2021-186

General Location Identifier: 02725104

From: Brandon Brezeale, PE

Brandon.Brezeale@charlottenc.gov

704-432-5561

Reviewer:

Patrick Monroe

Patrick.Monroe@charlottenc.gov

704-336-3937

Revision Log:

Date	Description
12-28-21	First Review (TNM)

General Review Information

The petition is located adjacent to Mallard Creek Road, a State-maintained major thoroughfare at Governor Hunt Road, a City-maintained minor thoroughfare. The petition is located in the Northeast Wedge outside Route 4.

Active Projects Near the Site:

- Centene Development
 - This private land development project is located south of Governor Hunt Road and east of Mallard Creek Road.
 - The project is proposing roadway and signal improvements at the intersection of Mallard Creek Road and Governor Hunt Road.

CDOT's review of this rezoning petition is intended to provide consistency with council adopted policies, plans, standards and guidelines including, but not limited to, the [Transportation Action Plan \(TAP\)](#), [Vision Zero](#), [Urban Street Design Guidelines \(USDG\)](#), [Center, Corridor and Wedges](#), [Charlotte BIKES](#), [Traffic Impact Study Guidelines](#) and [Charlotte WALKS](#). With a commitment to design complete streets, this review is to ensure that the City's transportation network supports current and future land uses and includes streets that provide safe and comfortable mobility for motorists, pedestrians, bicyclists, and transit users.

This document is primarily for communication to Planning Department staff as part of the overall City staff analysis of the rezoning petition and includes an overall summary of the case from a transportation perspective, information on trip generation, and resolved or outstanding site plan concerns. Additional advisory information about the driveway permit process is provided for information only.

Based on our review of the petition, we offer the following information for your consideration.

Transportation Summary

The site is located adjacent to Mallard Creek Road, a State-maintained major thoroughfare at Governor Hunt Road, a City-maintained minor thoroughfare. A Traffic Impact Study (TIS) is not needed for this site. Site plan revisions are needed to meet ordinance requirements and the outstanding items including, but not limited to installing a concrete median along Mallard Creek Road to restrict the driveway access to right-in / right-out, installing a 12-foot multi-use path with an 8-foot planting strip to meet Council-adopted Charlotte WALKS and Charlotte BIKES policies, and the dedication of 50-feet of right-of-way from the centerline of Mallard Creek Road to meet the City's Subdivision Ordinance. Further details are listed below.

Rezoning Transportation Analysis

Petition Number: 2021-186

General Location Identifier: 02725104

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	1 Dwelling	10	Tax Record
Entitled Use	Single Family (R-3 2.84 acres)	8 Dwellings	105	General guidance from planning
Proposed Use	Apartments	22 Units	120	Site Plan: 6/3/2021

Provide comments to the specified comments below.

Outstanding Issues

~~Strikethrough~~ = Resolved

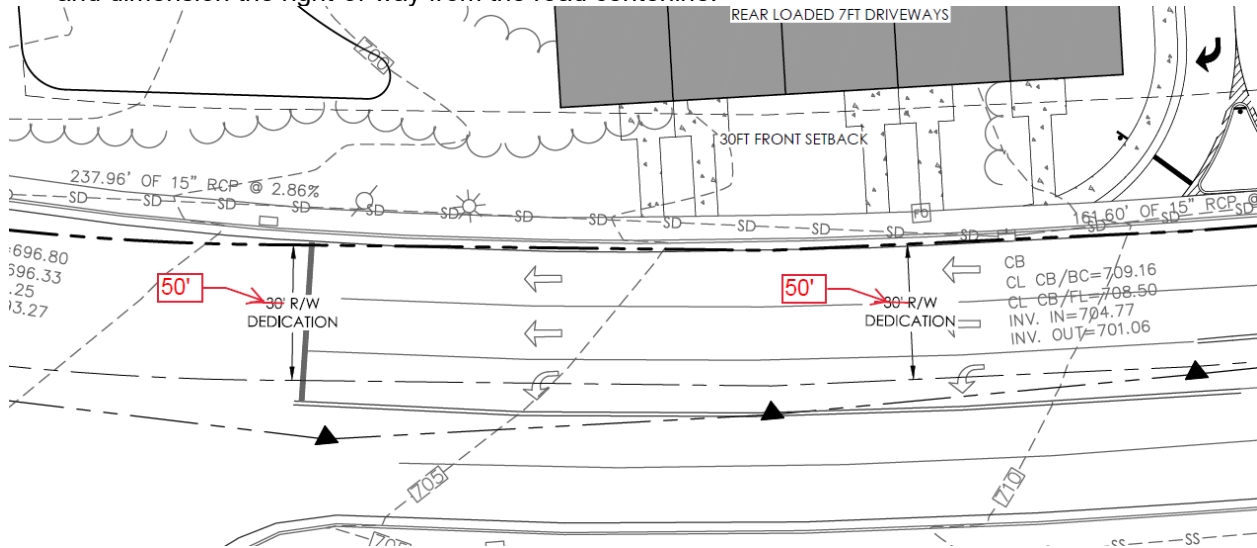
- Curb line:** The proposed zoning district has a setback measured from back of the existing or proposed future curb line.
 - Mallard Creek Road:** The future location of curb and gutter is in the existing location.

Label and dimension the curb and gutter from the centerline for each road on the site plan.

2. Traffic Study:

A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the site generating less than 2,500 daily trips. If during the permitting process the site generates more than 2,500 daily trips, then a traffic study will be required.

- Revise site plan and conditional note(s) to commit to dedicate 50-feet of right-of-way from the road centerline in accordance with Chapter 20 of the City's Subdivision Ordinance. The site plan shall label and dimension the right-of-way from the road centerline.

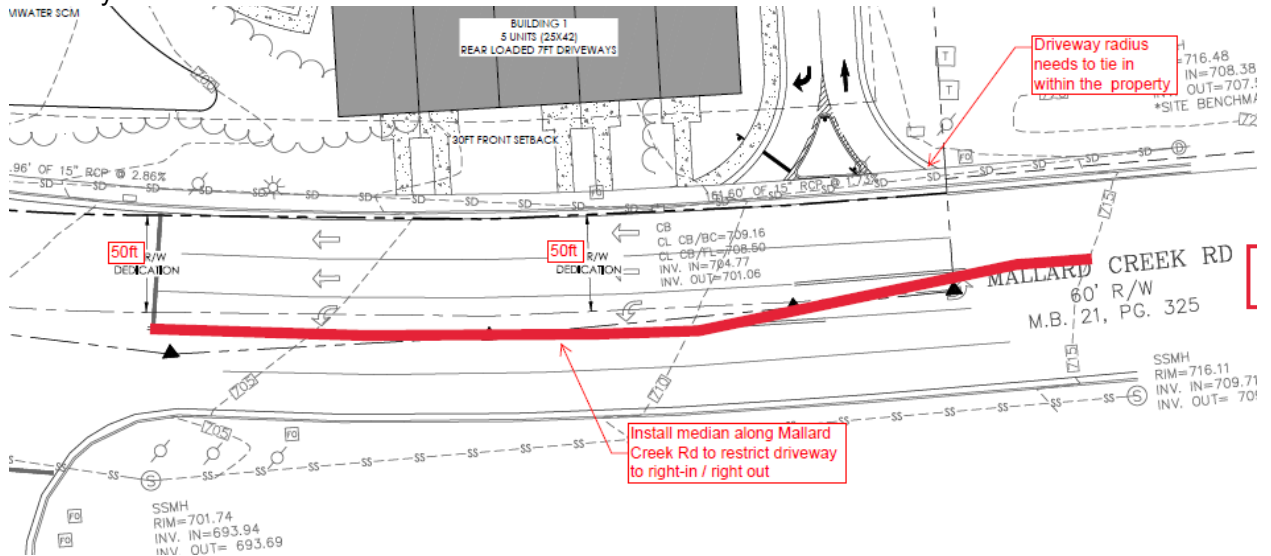


Rezoning Transportation Analysis

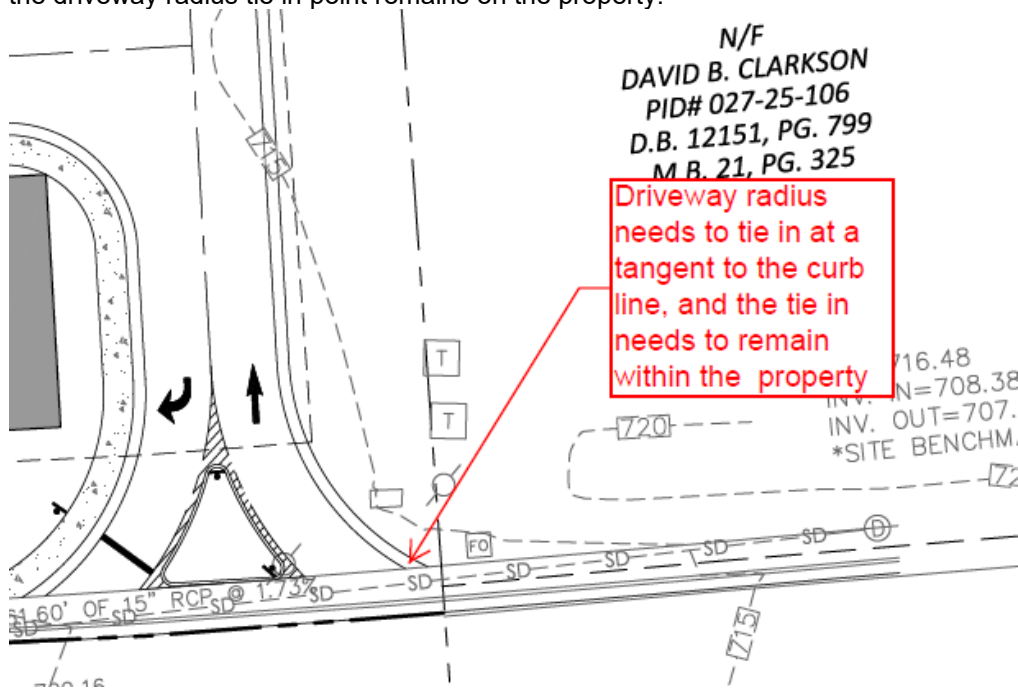
Petition Number: 2021-186

General Location Identifier: 02725104

4. Revise site plan and conditional notes to commit to installing a concrete median along Mallard Creek Road to restrict the site driveway access to right-in / right-out. The median will be constructed from the intersection of Mallard Creek Road and Governor Hunt Road and extend 50 feet past the site driveway. The median will be designed to provide 150-feet of full width storage for the southbound left turn lane on Mallard Creek Road at Governor Hunt Road. Remove the proposed pork chop median at the site driveway.



5. Revise site plan to show the driveway radius tie into the existing curb and gutter at a tangent and ensure the driveway radius tie in point remains on the property.



6. Revise site plan and conditional notes to commit to construct an 8-foot planting strip, and a 12-foot multi-use path along the site's frontage of Mallard Creek Road per Chapter 19. The site plan shall label and dimension both items from the back of curb and road centerline. The 12-foot multi-use path also meets the council adopted Charlotte WALKS and Charlotte BIKES policies.

Rezoning Transportation Analysis

Petition Number: 2021-186

General Location Identifier: 02725104

7. Revise site plan to label the proposed roads on site as private alleys.
8. Revise site plan to show the trash collection location for the site.
9. Revise conditional note 3.D. to specify dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.

D) WHERE NECESSARY, PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED OR PHASED PER THE SITE'S DEVELOPMENT PLAN. THE RIGHT-OF-WAY SHALL BE SET AT ~~1 FEET~~ **2 feet** BEHIND THE BACK OF SIDEWALK WHERE FEASIBLE.

10. Revise conditional note 3.D. to specify that all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued is needed. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.

D) WHERE NECESSARY, PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED OR PHASED PER THE SITE'S DEVELOPMENT PLAN. THE RIGHT-OF-WAY SHALL BE SET AT ~~1 FEET~~ **2 feet** BEHIND THE BACK OF SIDEWALK WHERE FEASIBLE. **remove along Mallard Creek Rd**

E) UNLESS OTHERWISE STATED HEREIN, ALL TRANSPORTATION IMPROVEMENTS ~~ALONG MALLARD CREEK ROAD~~ SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR PRINCIPAL BUILDINGS WITHIN THE SITE.

11. Add conditional note specifying "All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad north eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support."

Advisory Information

The following are requirements of the developer that must be satisfied prior to driveway permit approval. These requirements shall be reflected on the rezoning plan, as appropriate.

1. The setback for this district is measured from the back of the existing or future curbline as determined by CDOT and Planning during the permitting process.
2. CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte, per the City of Charlotte's Driveway Regulations.
3. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' sight triangles (and two 10' x 70' sight triangles on NCDOT-maintained streets) are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs shall not interfere with sight distance at the entrance(s) and shall be identified on the site plan.
4. The proposed driveway connection(s) to public streets will require a driveway permit(s) to be submitted to CDOT (and NCDOT on NCDOT-maintained streets) for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
5. All proposed commercial driveway connections to a future public street will require a driveway permit submitted to CDOT for review and approval.
6. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
7. 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

Rezoning Transportation Analysis

Petition Number: 2021-186

General Location Identifier: 02725104

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.

8. The petitioner needs to complete and submit the [Right of way Abandonment Petition form](#) to CDOT for review. The decision of this rezoning petition does not correlate with the decision of the possible abandonment, as this decision is issued within the separate Right of Way Abandonment process that is controlled by North Carolina General Statutes.
9. To attain a street and pedestrian lighting recommendation, the petitioner should coordinate with Anthony Mendez, CDOT. Please visit the following link:
<https://charlottenc.gov/Transportation/Programs/Pages/StreetLighting.aspx>