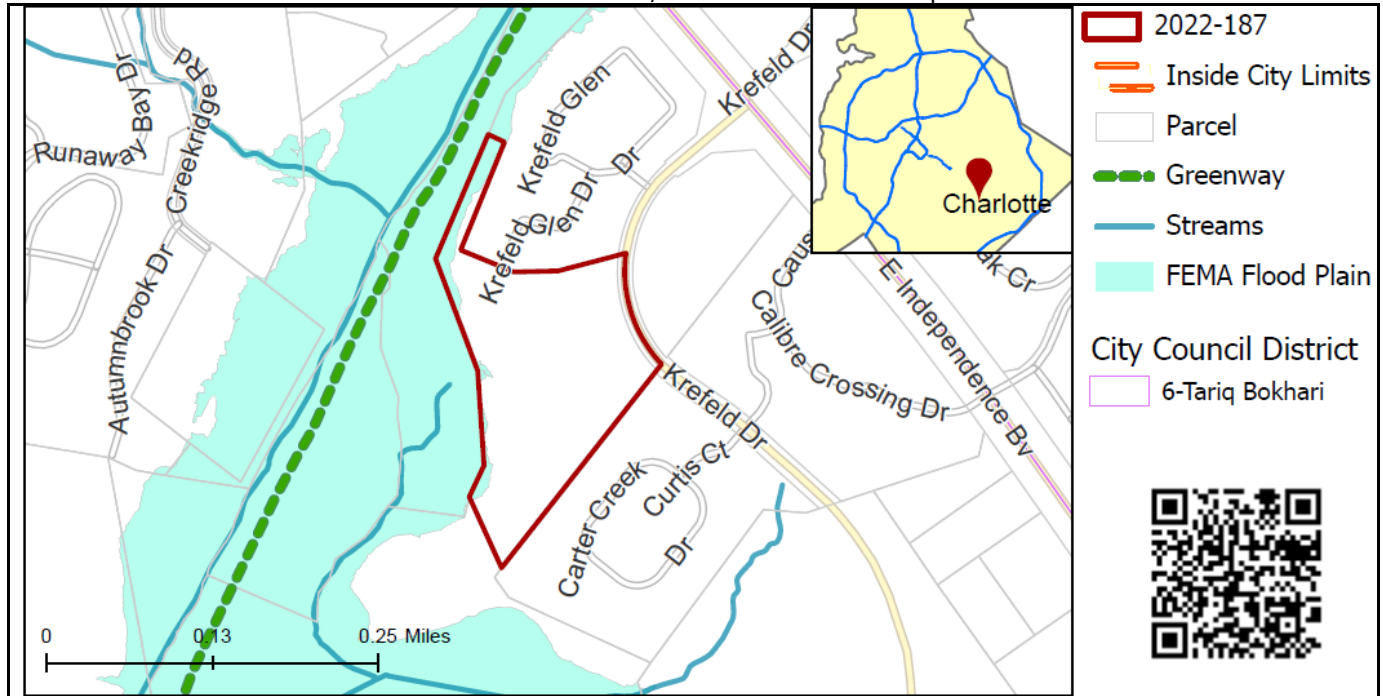


**REQUEST**

Current Zoning: R-6MF(CD) (multi-family residential, conditional)  
Proposed Zoning: R-22MF(CD) (multi-family residential, conditional)

**LOCATION**

Approximately 14.8 acres located on the west side of Krefeld Drive, east of Monroe Road, and west of East Independence Boulevard



**SUMMARY OF PETITION**

The petition proposes to develop the site with up to 320 multi-family dwelling units on the vacant site in southeast Charlotte, east of McAlpine Creek Park.

**PROPERTY OWNER**

McAlpine Land LLC c/o Amy Diamond

**PETITIONER**

Vista Residential Partners

**AGENT/REPRESENTATIVE**

Keith MacVean / Moore Van Allen

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 0

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Neighborhood 2 place type.

Rationale for Recommendation

- The site is located in an area recommended for multi-family uses.
- There are other multi-family developments in the area.
- The site is less than ¼ mile walk from bus stops for Route 17.
- The site is adjacent to McAlpine Creek Park and greenway.
- The proposal dedicates a portion of the site adjacent to the park to Mecklenburg County and provides a connection to the park.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 4: Trail & Transit Oriented Development
  - 6: Healthy, Safe & Active Communities

○ 7: Integrated Natural & Built Environments

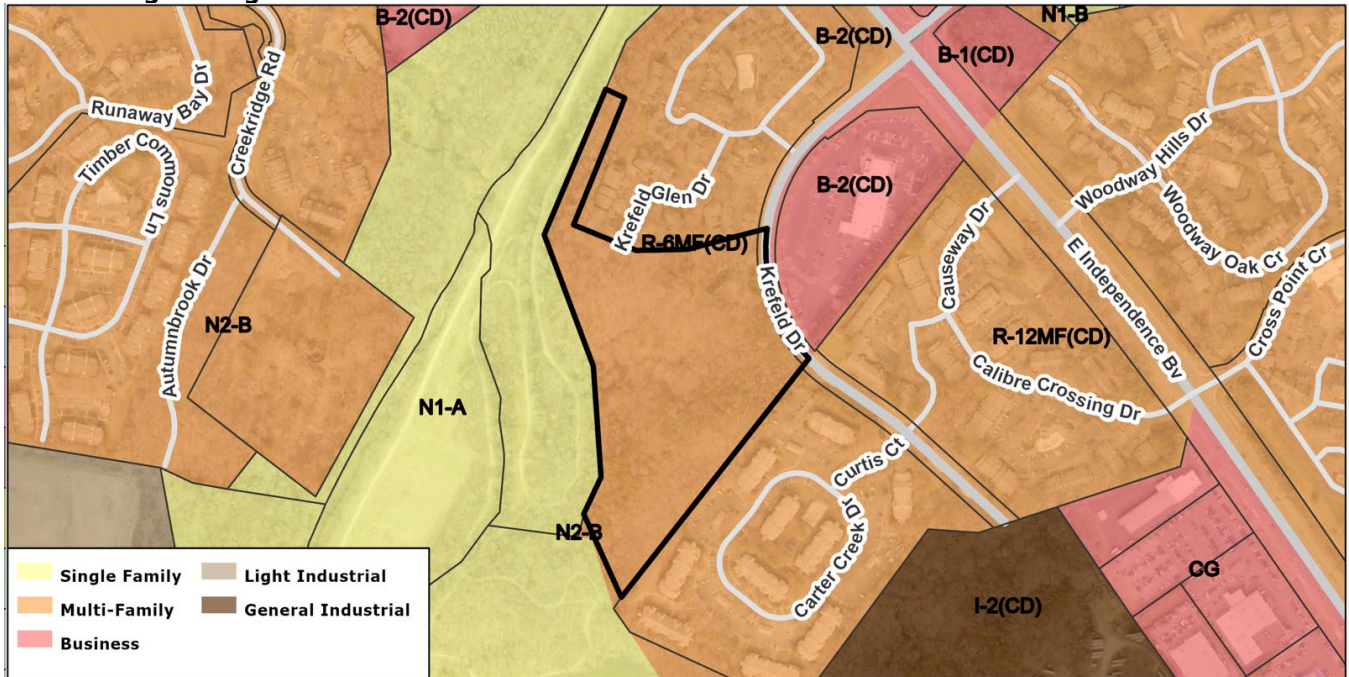
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows up to 320 multi-family units.
- Maximum building height of 65 ft.
- 30 ft building and parking setback from future ROW of Krefeld Dr.
- Minimum 8,000 sqft of improved open space.
- Splits site in two Development Areas (A and B) divided by a stream and potential tree save area.
- Connects the two development areas with at least one internal pedestrian connection.
- Illustrates area to dedicated to Mecklenburg County.
- Shows proposed **private connection greenway connector** through the site from Krefeld Dr. to McAlpine Creek greenway/cross country trail **utilizing the proposed internal sidewalk network**.
- Provides a minimum of 8 EV ready parking spaces and 2 EVSE-Installed parking spaces.
- Access via Krefeld Dr.
- Constructs an 8 ft planting strip and 8 ft sidewalk along Krefeld Dr. frontage.
- Architectural standards related to allowed exterior building materials, building modulation, limits on blank walls and roof design.

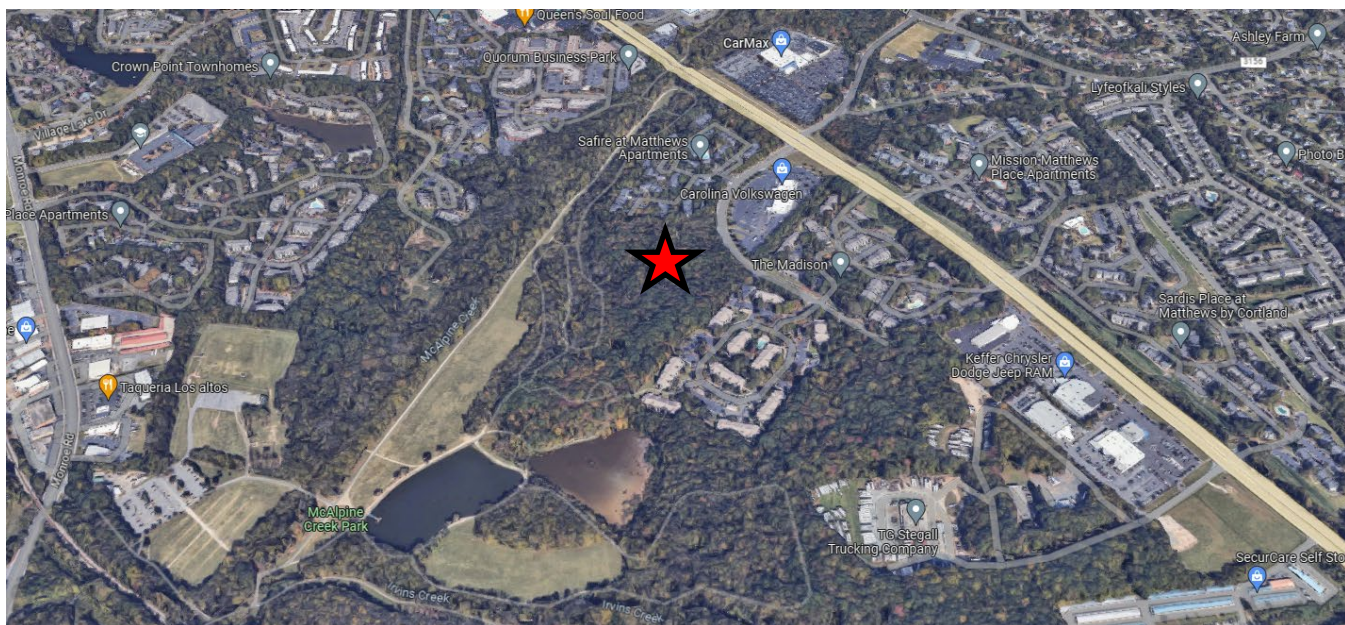
### • Existing Zoning



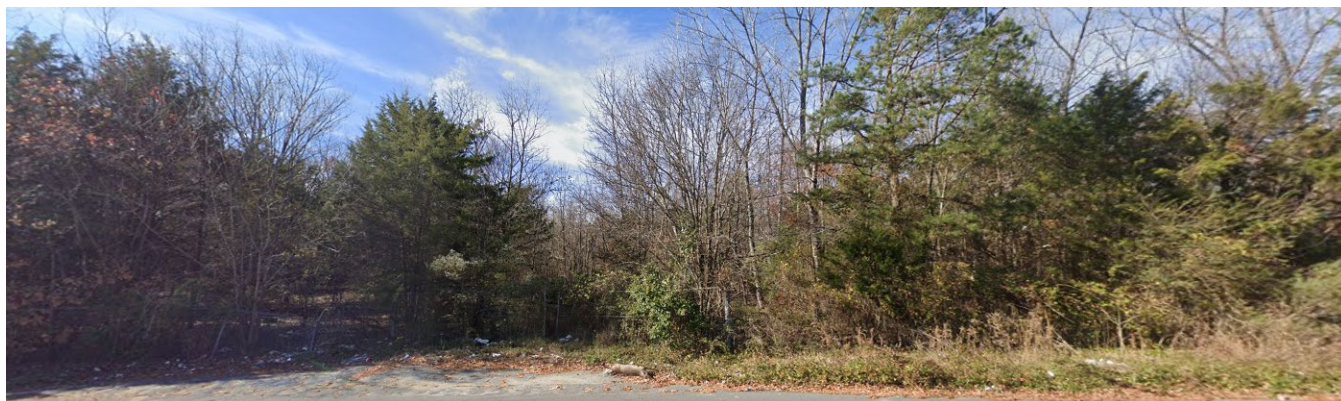
- Site is currently zoned R-6MF(CD) which is a legacy conditional zoning district entitling up to 320 multi-family dwellings but site design doesn't work with current applicable requirements for Stormwater and Urban Forestry. The site is located in area with a mix of multi-family, business and industrial zoning. There is single family zoning to the west developed with McAlpine Creek Park.

| Existing Zoning | Translated Zoning  | Recommended Place Type |
|-----------------|--------------------|------------------------|
| R-6MF(CD)       | Does not translate | Neighborhood 2         |





The site, indicated by the red star above, is located in an area developed with a mixture of multi-family residential and commercial uses including a number of automobile dealerships.



The site is currently vacant.

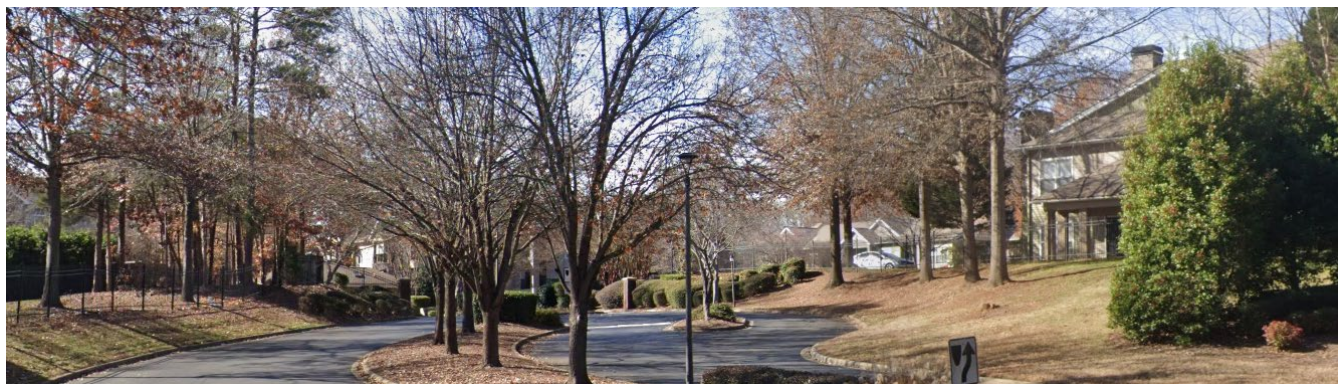


North of the site along Krefeld Dr. is multi-family residential.



East of the site, across Krefeld Dr. is an automobile dealership and multi-family residential.



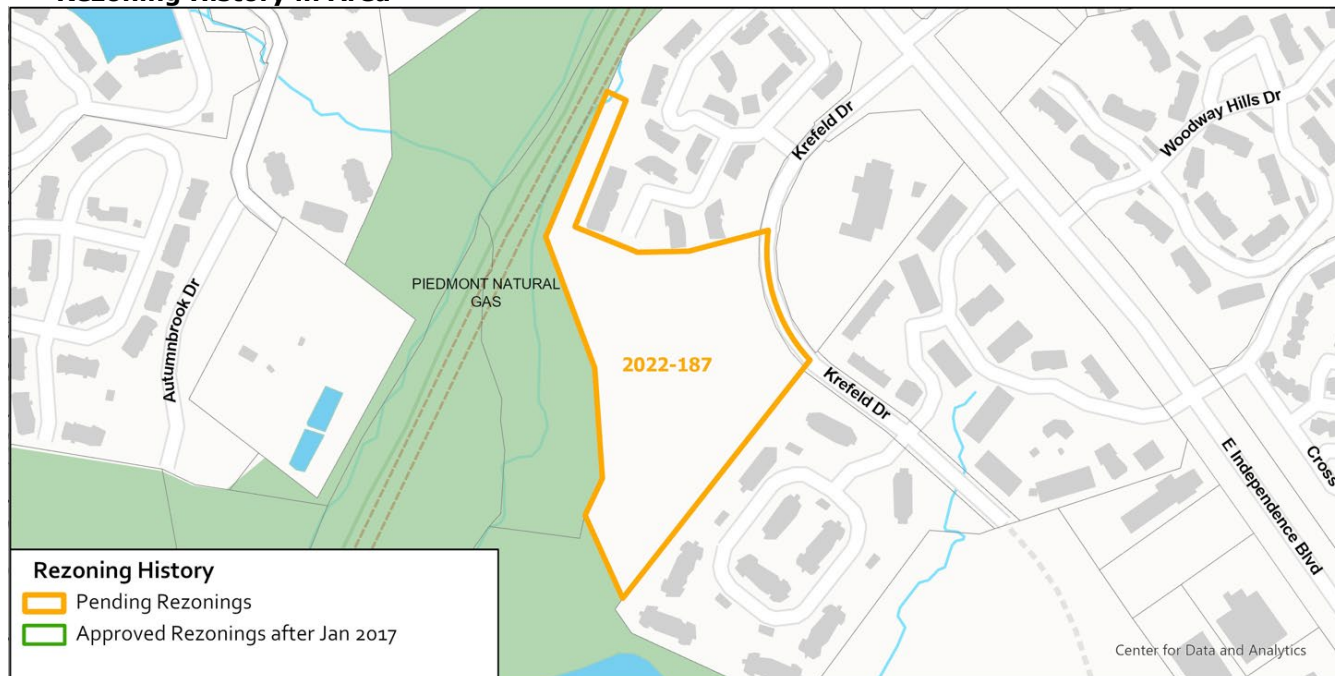


South of the site, along Krefeld Dr. is multi-family residential.



West of the site is McAlpine Creek Greenway, McAlpine Creek Park and the McAlpine Creek Park 5K Cross Country Course.

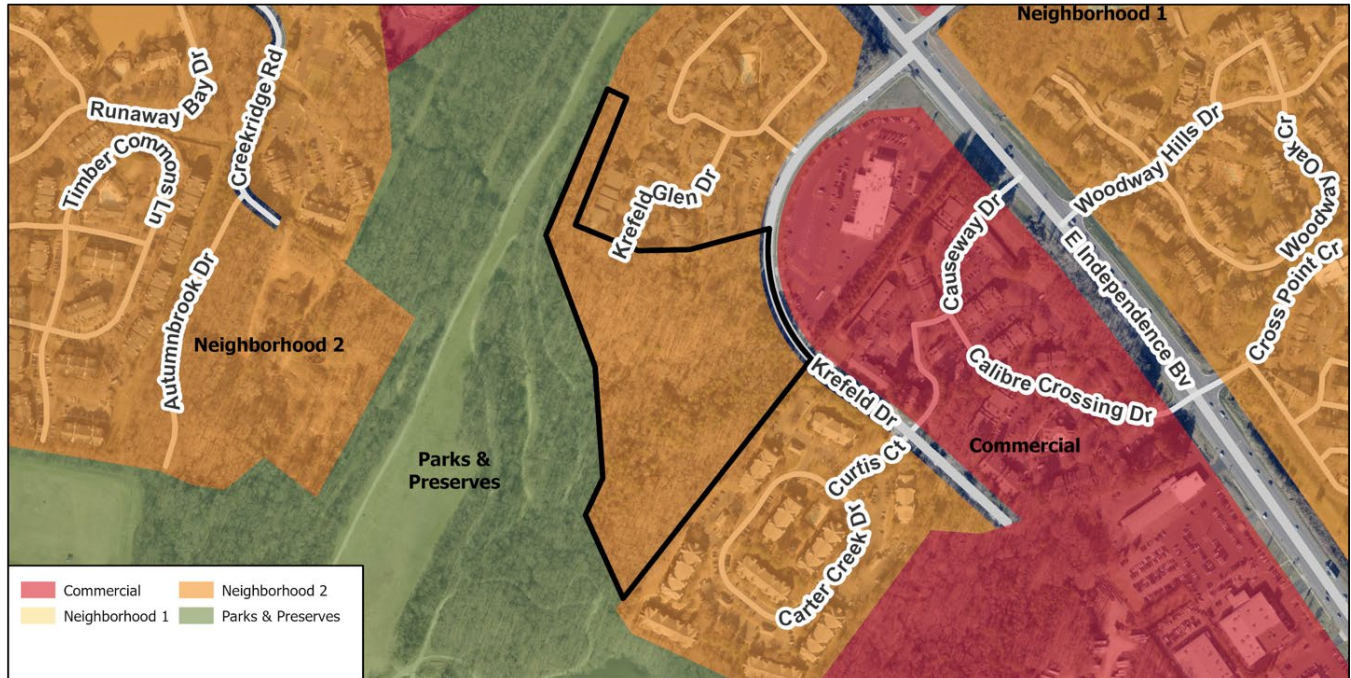
- **Rezoning History in Area**



No recent rezonings in the immediate area.



## • Public Plans and Policies



- The 2040 Policy Map (2022) recommends Neighborhood 2 place type.

## • TRANSPORTATION SUMMARY

- The site is adjacent to Krefeld Drive, a City-maintained minor throughfare, and south of East Independence Boulevard, a State-maintained expressway. A Traffic Impact Study (TIS) is not required for this site. The development has committed to the dedication of right-of-way. CDOT has no outstanding issues
- **Active Projects:**
  - Independence Boulevard (US-74) Widening TIP# U-2509B
    - Pedestrian and bike project. Independence Bv. between Sharon Amity Rd and I-485.
    - Anticipated Completion Date year 2027.
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 2130 trips per day (based on 320 low rise multi-family dwellings).

Proposed Zoning: 1480 trips per day (based on 320 mid-rise multi-family dwellings).

## DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See Requested Technical Revisions, Note 5
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 110 students, while development allowed with the proposed zoning may produce 110 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 0 students.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Greenway Park Elementary at 114%
    - McClintock Middle at 129%
    - East Mecklenburg High at 101%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main on Krefeld Dr. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located

inside parcel 19356102 and an existing 8-inch gravity sewer main located on Krefeld Dr. See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **Erosion Control:** No comments submitted.
- **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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** No outstanding issues.

## OUTSTANDING ISSUES

### Environment

1. Provide a tree survey per Urban Forestry showing all trees of eight inch dbh or greater and all planted trees of two inch caliper or greater and six feet in height that grow partially or wholly within the city right-of-way. Addressed, the site plan notes that per the tree survey there are no trees meeting the criteria partially or wholly within the ROW to illustrate.

## REQUESTED TECHNICAL REVISIONS

### Site and Building Design

2. Clarify intent of trail connection shown on plan and noted in Park Dedication Note 1. The way the note reads now it sounds as if only residents of the proposed project would be able to use the connection. Planning staff requests the note be revised to include a public access easement so other residents along Krefeld could access the park. Addressed, the plan clarifies that connection to the McAlpine Creek Park boundary utilizes the proposed internal sidewalk network not intended for public use/access. Planning staff rescinded the request for public access after communication with Mecklenburg Parks and Recreation and confirming that the connection would be similar to the connections at the adjacent existing multi-family developments.
3. Adjust north arrow to match site orientation. Addressed.
4. Amend Streetscape, Buffers, Yards, and Landscaping Note 4 to state the "Solid waste facilities will be provided as required by Solid Waste, exact locations to be determined during permitting." Addressed.
5. Amend the Development Data table to include the minimum % of open space required. Addressed

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

**Planner:** John Kinley (704) 336-8311