



Zoning Committee Recommendation

Rezoning Petition 2022-187

May 31, 2023

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.
(Council District 6 - Bokhari)

PETITIONER

Vista Residential Partners

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The map recommends Neighborhood 2 place type.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- 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

Motion/Second: Welton / Russell

Yeas: Gaston, Gussman, Harvey, Lansdell, Russell, Welton

Nays: None

Absent: Rhodes

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is Choose an item. with the *2040 Policy Map*.

Commissioner Lansdell commented the trails near the rear of the site often flood and asked about stormwater accommodations. Planning staff confirmed that the Stormwater staff provided advisory comments that the provisions of the Stormwater Ordinance would have to be met. Staff also noted that the rear of the site would be tree save and the buildings located closer to Krefeld Dr.

There was no further discussion of this petition.

PLANNER

John Kinley (704) 336-8311