

**Charlotte**  
**Planning Department**  
**APPROVED BY CITY COUNCIL**  
 RZP/2022-187  
 Approved: 07/17/2023

**SITE**

**VICINITY MAP**

**Site Development Data:**

Acreage: +/- 14.80 AC  
 Tax Parcel: 193-561-02  
 Existing Zoning: R-6MF(CD)  
 Proposed Zoning: R-22MF(CD)  
 Existing Uses: Vacant  
 Proposed Uses: Up to 320 Multi-Family residential dwelling units.  
 Parking: As required by the Ordinance.  
 DUA:  
 Allowed: 22  
 Proposed: 21.6  
 Open Space: A minimum of 40% open space as required by Section 9.305(b) will be provided.

DONALD REAL ESTATE INVESTORS, LLC  
 DB: 30026 PG: 437  
 TAX ID#193556201  
 ZONING: R-2 (CD)  
 USE: COMMERCIAL

FUTURE RIGHT OF WAY  
 VEHICULAR ACCESS POINT  
 EXISTING RIGHT OF WAY

EXISTING CENTERLINE

TREE SURVEY OF RIGHT OF WAY INDICATES NO EXISTING TREES TO BE ILLUSTRATED

KREFELD DRIVE  
 60' PUBLIC R/W  
 MB. 22 PG. 932

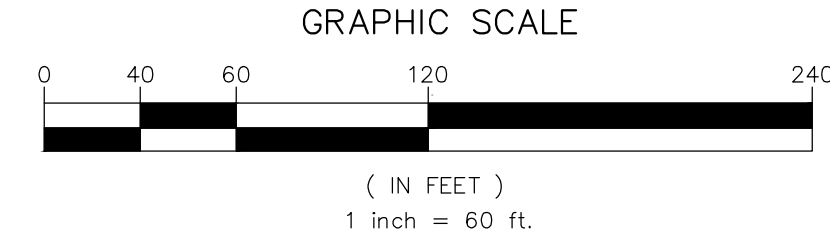
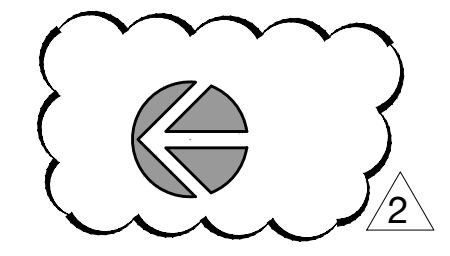
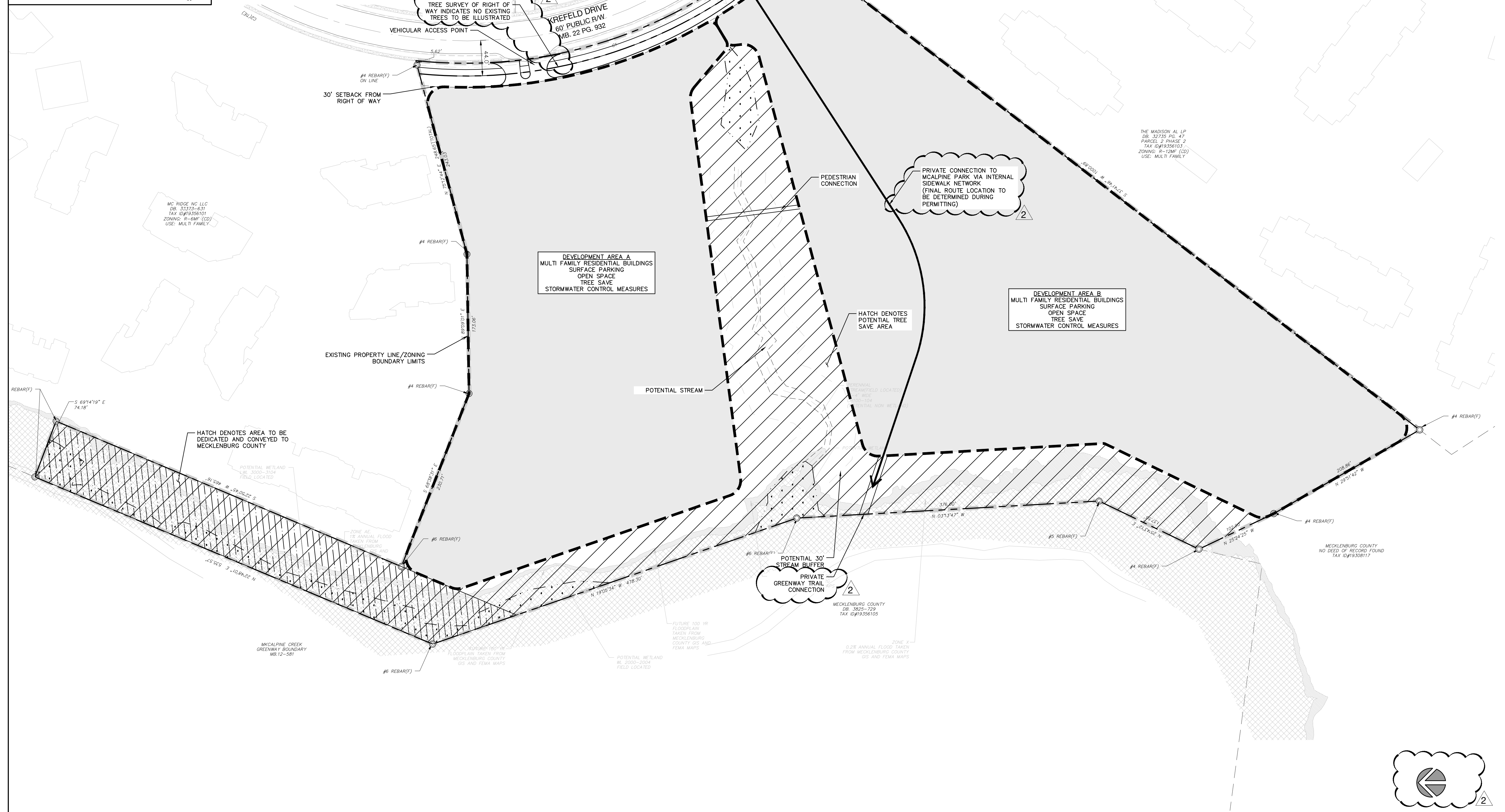
30' SETBACK FROM RIGHT OF WAY

DEVELOPMENT AREA A  
 MULTI FAMILY RESIDENTIAL BUILDINGS  
 SURFACE PARKING  
 OPEN SPACE  
 TREE SAVE  
 STORMWATER CONTROL MEASURES

DEVELOPMENT AREA B  
 MULTI FAMILY RESIDENTIAL BUILDINGS  
 SURFACE PARKING  
 OPEN SPACE  
 TREE SAVE  
 STORMWATER CONTROL MEASURES

PRIVATE CONNECTION TO MCALPINE PARK VIA INTERNAL SIDEWALK NETWORK (FINAL ROUTE LOCATION TO BE DETERMINED DURING PERMITTING)

POTENTIAL 30' STREAM BUFFER  
 PRIVATE GREENWAY TRAIL CONNECTION



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 nc firm no: P-0418 sc coa no: C-03044

Vista Residential Partners  
 2964 Peachtree Road, Suite 585  
 Atlanta, GA 30305

# Krefeld Multi-Family

Rezoning Site Plan  
 8011 Krefeld Dr Charlotte, NC 28227

NO.	DATE	BY:	REVISIONS:
1	04/10/2023	UDP	PER PLANNING COMMENTS
2	05/18/2023	UDP	PER PLANNING COMMENTS

Project No: 22-CLT-113  
 Date: 10.06.2022  
 Designed By: UDP  
 Checked By: UDP  
 Sheet No:

**RZ-1.0**

Existing Uses: Vacant.

Proposed Uses: Up to 320 multi-family residential dwelling units, as allowed by right and under prescribed conditions in the R-22MF zoning district together with accessory uses as more specifically restricted below in Section 2.

Allowed Density: 22 DUA

Proposed Density: 21.63 DUA

Open Space: A minimum of 40% open space as required by Section 9.305(f) will be provided.

Maximum Building Height: Maximum allowed building height will be 65 feet. Building height to be measured as required by the Ordinance.

Parking: Will be provided as required by the Ordinance. The Petitioner will provide a minimum of eight (8) EV ready parking spaces and two (2) EVSE-installed parking spaces (an EV-Ready space is defined as: installation of electrical panel capacity and raceway with conduit to terminate in a junction box or 240-volt accessible to a parking space. An EVSE-installed space is defined as: EV charging stations capable of providing a minimum of 32amp 7.2kW).

**General Provisions:**

1. Site Location. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by McAlpine Land, LLC to accommodate the development of a residential community on an approximately 14.80-acre site located on Krefeld Dr. (the "Site").

2. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the R-22MF zoning classification for the portion of the Site so designated on the Rezoning Plan shall govern all development taking place on the Site.

3. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- a. minor and don't materially change the overall design intent generally depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

**Permitted Uses & Development Area Limitation:**

1. The Site may be developed with up to 320 multi-family residential dwelling units, together with accessory uses as allowed in the R-22MF zoning district.

**Access, and Transportation Improvements:**

1. Access to the Site will be from Krefeld Dr., as generally depicted on the Rezoning Plan.

2. Along the Site's frontage on Krefeld Dr. the Petitioner will construct an eight (8) foot planting strip and an 8-foot sidewalk as generally depicted on the Rezoning Plan.

3. The Petitioner will dedicate and convey a strip property of a width which will result in a 40 feet of r/w from the existing center line of Krefeld Drive to CDOT prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. A two (2) foot permanent sidewalk easement will be provided behind the sidewalk where feasible.

4. 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.

5. Any required transportation improvements shall be constructed and approved prior to the release of the first certificate of occupancy for the Site. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes or agreed to during the land development approval process for the Site. The petitioner may request that CDOT allow a bond to be posted for any improvements not completed at the time the first certificate of occupancy is requested and released.

6. The location of the proposed driveways is preliminary and may change based on meeting required intersection sight distance when reviewed during the permitting process.

7. The placement and configuration of the vehicular access point is subject to minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.

8. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.

9. The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. A two (2) foot permanent sidewalk easement will be provided behind the sidewalk where feasible.

10. 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 eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

**Streetscape, Buffers, Yards, and Landscaping:**

1. A 30-foot building and parking setback will be provided as measured from the future right line of Krefeld Dr. as generally depicted on the Rezoning Plan.

2. Side and rear yards will be determined during the MF land development review process, based on the orientation of each building as required by the Ordinance.

3. At least one internal pedestrian connection will be provided between the two building development areas.

4. The internal sidewalk network providing pedestrian access to McAlpine Park is a private sidewalk network not intended for public use or public access to McAlpine Park.

5. Solid waste facilities will be provided as required by Solid Waste, exact locations to be determined during permitting.

**Architectural Standards**

1. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings. Concrete Masonry Units not architecturally finished are prohibited as an exterior building material.

The following architectural commitments shall apply to the new permanent buildings located in each Development Area.

2. Building Massing and Height shall be designed to break up long monolithic building forms as follows:

- a. Buildings exceeding 120 feet in length shall include modulations of the building massing, facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 5 feet extending through all floors.

3. Architectural Elevation Design - elevations shall be designed to create visual interest as follows:

- a. Building elevations shall be designed with vertical bays or articulated architectural facade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors

- b. Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural facade features and color changes

- c. Building elevations facing network required public or private streets shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

4. Roof form and rooflines shall be designed to avoid the appearance of a large monolithic roof structure through the following standards:

- a. Long rooflines (pitched or flat) shall avoid continuous expanses without variation by including changes in height and/or roof form (e.g. dormers, gables, etc.).

- b. For pitched roofs the allowed minimum pitch shall be 4:12 (four feet in vertical height for every twelve feet in horizontal length), excluding buildings with a flat roof and parapet walls.

- c. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.

5. Ground mounted utility structures, such as HVAC units, shall be screened from public view and from view of adjacent properties at grade architecturally or with evergreen plant material.

6. Dumpster, trash handling areas, and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal buildings.

7. Meter banks will be screened from the abutting public streets.

**Open Space and Amenity Area Improvements:**

1. Open space and an amenity area(s) will be provided on the Site. A minimum of 8,000 square feet of improved open space areas will be provided at a location that central to the development and convenient to the future residents of the community. The proposed open space areas will be improved with at least three of the following elements: walking paths, landscaping, seating areas, and structures appropriate to the proposed open space area.

**Environmental Features:**

1. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary to accommodate actual storm water treatment requirements and natural site discharge points.

2. Development within any SWIMP/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigation if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and area not approved with rezoning decisions.

3. The Site will comply with the Tree Ordinance. A survey of the existing Krefeld RW revealed no existing trees that qualify for protection within the RW.

3. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

**Lighting:**

1. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.

**Signs:**

1. Reserved.

**McAlpine Creek Park Dedication:**

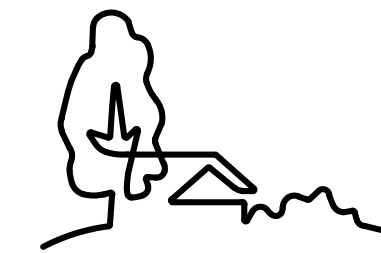
1. The Petitioner will dedicate and convey to Mecklenburg County portions of the Site adjacent to McAlpine Creek Park as is generally depicted on the Rezoning Plan. The Petitioner will also provide a trail connection from the proposed residential community to McAlpine Creek Park to allow the residents of the community access to McAlpine Creek Park. These areas will be dedicated and conveyed to Mecklenburg County prior to the issuance of the first certificate of occupancy for the Site. The Petitioner will request that the County allow a connection to the existing trail network within McAlpine Creek Park. The trail connection will be constructed prior to the issuance of the first CO if the Petitioner has been able to secure the right to construct a trail connection of the park property.

**Amendments to Rezoning Plan:**

1. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

**Binding Effect of the Rezoning Application:**

1. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



**URBAN DESIGN PARTNERS**

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**Krefeld Multi-Family**

**Development Notes & Standards**  
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