



a. **Site Location.** The Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Taft-Mills Group. ("Petitioner") to accommodate the development of an age restricted residential community on approximately 4.20-acre site generally located at the northeast intersection of West W.T. Harris Boulevard and the I-485 exit ramp (the "Site").

b. **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-17MF zoning classification shall govern.

c. **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 Rezoning Plan, graphics and formulations of the Development/Site Elements depicted on the Rezoning Plan, 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:

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.

- [illegible]

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- N/F  
 ROBERT KEZIAH  
 D.B. 18795-800  
 PID: 025-105-22  
 ZONING: R-3  
 USE: SINGLE-FAMILY
- 50' REAR YARD
- 28' TYPE
- PROPOSED BUILDING
- POSSIBLE STORMWATER MANAGEMENT BMP
- 30' FRONT YARD
- EX. R/W
- 24' BUFFER
- 3  
 3  
 3  
 20
- 28' TYPE

- 
- 30' SWIM/POST CONSTRUCTION BUFFER
- 30' SWIM/POST CONSTRUCTION BUFFER
- 30' SWIM/POST CONSTRUCTION BUFFER
- 10' BUFFER YARD
- LAND OWNER: JUNE M & SYLVIA A GREEN  
P.O. BOX 220924  
CHARLOTTE, NC 28222
- PID#: 025-291-22
- JURISDICTION: CITY OF CHARLOTTE
- DEED BOOK & PAGE: N/A
- TOTAL SITE ACREAGE: ±4.20 AC
- CURRENT ZONING: R-3
- PROPOSED ZONING: R-17MF(CD)
- EXISTING USE: VACANT
- PROPOSED USE: UP TO 71 AGE RESTRICTED RESIDENTIAL DWELLING UNITS, ACCESSORY USES, AS ALLOWED BY ZONING DISTRICT.
- MAXIMUM BUILDING HEIGHT NOT TO EXCEED FOUR (4) STORIES. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE CITY OF CHARLOTTE.
- PARKING: AS REQUIRED BY THE CITY OF CHARLOTTE.
- TREE SAVE AREA: 4.2 AC ± 15% TREE SAVE AREA
- | PLANTING SCHEDULE                 | QUANTITY |
|-----------------------------------|----------|
| LARGE MATURING TREES/100 LF (40%) | 1        |
| MIDGROWING TREES/100 LF (25%)     | 1        |
| EVERGREEN SHRUBS/100 LF           | 1        |
- PLAN VIEW
- PROPERTY LINE
- BUFFER LINE
- DEVELOPMENT SUMMARY

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- Mc<sup>2</sup> ENGINEERING, INC.  
2110 BEN CRAIG DR., STE. 400  
CHARLOTTE, NC 28262  
PHONE 704.510.9797
- PROPOSED DEVELOPMENT:  
**CROSSWINDS TRACE  
APARTMENTS**
- DEVELOPED BY:  
**TAFT-MILLS GROUP**
- PO BOX 566  
GREENVILLE, NC 27835  
P: 216.659.8178
- SCHEMATIC  
SITE PLAN**
- REVISIONS
- | 1 | 2/6/20 | REZONING COMMENTS |
|---|--------|-------------------|
|   |        |                   |
|   |        |                   |
|   |        |                   |
|   |        |                   |
- CAD FILE: 19-043 REZN.DWG  
PROJECT NO.: 19-043  
DESIGNED BY: JDM  
DATE: NOVEMBER 19, 2019
- RZ1.0**
- FOR PUBLIC  
HEARING**
- REZONING  
PETITION #2019-184**

M<sup>c</sup>2

ENGINEERING

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SCHEMATIC SITE PLAN

REVISIONS

1	2/6/20	REZONING COMMENTS

CAD FILE: 19-043 REZN.DWG

PROJECT NO.: 19-043

DESIGNED BY: JDM

DATE: NOVEMBER 19, 2019

RZ1.0

FOR PUBLIC HEARING

REZONING PETITION #2019-184