



N/F
 JANINE SKINNER
 D.B. 26407-761
 PID: 025-105-30
 ZONING: R-3
 USE: SINGLE-FAMILY

28' TYPE "C" BUFFER YARD
(BUFFER TO REMAIN UNDISTURBED)

N/F
LUTHER & CAROLYN ALLISON
D.B. 08190-153
PID: 025-212-31
ZONING: R-9PUD
USE: SINGLE-FAMILY

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

QUICKTRIP CORPORATION
D.B. 32771-121
PID: 025-211-49
ZONING: B-2(CD)
USE: PROPOSED COMMERCIAL

PROPOSED BUILDING

N/F
ROBERT KEZIAH
D.B. 18795-800
PID: 025-105-22
ZONING: R-3
USE: SINGLE-FAMILY

N/F
GENE KEZIAH
D.B. 26267-338
PID: 025-105-21
ZONING: R-3
USE: SINGLE-FAMILY

DEVELOPER TO
INSTALL PROPOSED
RIGHT TURN LANE

- PROPOSED MULTI-USE PATH
TO TIE INTO EXISTING SIDEWALK
ALONG W.T. HARRIS BLVD

28' TYPE "C" BUFFER YARD

TYPICAL 100' SECTION

PROPERTY LINE

The diagram shows a horizontal line representing the property line. Above the line, there are two large trees with triangular trunks and two smaller trees with circular trunks. Below the line, there are two large trees with triangular trunks and two smaller trees with circular trunks. A dashed line runs horizontally across the middle of the diagram, representing the property line.

PLAN VIEW

PLANTING SCHEDULE

MATURING TREES/100 LF (40%)

GREEN TREES/100 LF (25%)

STORY TREES

LAND OWNER:	JUNE M & SYLVIA A GREENE 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 MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE R-17MF ZONING DISTRICT.
MAXIMUM BUILDING HEIGHT NOT TO EXCEED FOUR (4) STORIES OR 50 FEET BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.	
PARKING:	AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED
TREE SAVE AREA:	4.2 AC * 15% TREE SAVE = 0.63 AC

DEVELOPMENT SUMMARY



Mc²
ENGINEERING
Mc² 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
2	5/11/20	OWNER REVISION
3	6/12/20	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