



Charlotte Department of Transportation

Memorandum

Date: December 22, 2011

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE *Rich H. Grubbs for*
Development Services Division

Subject: Rezoning Petition 2011-73: Approximately 2.81 acres located on the south side of East 3rd Street and surrounded by South Kings Drive, Charlottetowne Avenue, and Cherry Street
(revised 12/16/2011)

CDOT has previously commented on this petition in our October 24 and November 30, 2011 memorandums to you. We offer the following comments based upon the revised site plan.

Vehicle Trip Generation

This rezoning petition does not specify either existing or proposed uses, and states that the proposed uses will be “all uses allowed in the MUDD District”. As such, CDOT cannot provide trip generation at this time. We will provide trip generation information if specific land uses, and building square footage information is provided.

We have the following comments regarding apparent conflicts between the proposed rezoning and existing ordinances or policies:

1. The revised site plan dated 12/16/11 does not reflect the agreed upon proposed Cherry Street curb line in our 12/14/11 meeting with the petitioner. As discussed before, this site will likely be regulated under the City’s Subdivision Ordinance. If so, Cherry Street should be built to an Office/Commercial Wide (CLDSM U – 05A) street cross section along the petitioner’s property frontage, which will allow on-street recessed parallel parking. To establish Cherry’s Street’s proposed back of curb (b/c) line (non-recessed parking b/c), the petitioner needs to be measured 15.5 feet from the existing Cherry Street pavement centerline. The recessed parallel parking b/c needs to be established 20.5 feet from the same Cherry Street centerline. The 14 feet building setback needs to be measured 29.5 feet from the same centerline or 14 feet back of Cherry’s proposed b/c (15.5 feet + 14 feet = 29.5 feet). The 8’ planting strip will be reduced along Cherry Street and street trees will be located within the recessed parking curb extensions. A 6 feet sidewalk will be needed along the site’s Cherry Street frontage. Therefore Cherry Street’s future back of curb location and associated 14 feet building set back is not shown correctly on the current site plan, please revise.

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2. Revise the conditional notes under the heading Optional Provisions as follows:
 - A. The setback on Cherry Street shall be 14 feet for back of the future non-recessed curb.
 - B. Remove this note.

If we can be of further assistance, please advise.

c: R. H. Grochoske
B. D. Horton
Shannon Frye
Sonja Sanders
Rezoning File