



# Charlotte Department of Transportation

## Memorandum

---

---

**Date:** January 10, 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, November 30, December 22, and December 29, 2011 memorandums to you. ***The December 29, 2011 memorandum has been revised and Cherry Street's cross-section dimensions agreed upon with the petitioner at a January 10, 2012 meeting.***

### 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 December 16, 2011 needs to be revised to reflect an agreed upon Cherry Street cross-section dimensions and the site's building setback in our January 10, 2012 meeting with the petitioner. Cherry Street's proposed cross-section along the petitioner's property frontage needs to accommodate on-street recessed parallel parking. To establish Cherry's Street proposed back of curb along the site's Cherry Street frontage the petitioner needs to be measured 13.5 feet from the existing Cherry Street pavement centerline. The recessed parallel parking back of curb is measured and additional 5.5 feet from the proposed Cherry Street travel lane back of curb. A 6 feet sidewalk along Cherry Street's frontage needs to be established between the proposed recessed parking back of curb and building set back lines. The planting strip will need to be reduced along Cherry Street and street trees will be located within the recessed parking curb extensions. The petitioner needs to provide the above Cherry Street dimensions on a 1"=10 scale detail drawing on the revised site plan.

Tammie Keplinger

January 10, 2011

Page 2 of 2

2. Revise the conditional notes under the heading Optional Provisions as follows:

A. The building setback line along Cherry Street shall be 11 feet for back of the future non-recessed proposed curb line (i.e. proposed Cherry Street's travel lane back of curb line).

B. Amend Note B under the heading Optional Provisions to request a reduction of the 8-foot planting strip along the site's Cherry Street frontage and allow the street trees to be located within the recessed parking curb extensions.

If we can be of further assistance, please advise.

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