



# Charlotte Department of Transportation

## Memorandum

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**Date:** November 30, 2011

**To:** Tammie Keplinger  
Charlotte-Mecklenburg Planning Department

**From:** Michael A. Davis, PE *Rich H. Gubler 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 11/10/2011)*

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CDOT has previously commented on this petition in our October 24, 2011 memorandum 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. 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. The back of the proposed curb would be established 20.5 ft from the existing pavement centerline of Cherry Street into the site along the petitioner’s property frontage. The 14 ft building setback would be measured from the back of the proposed curb line. Therefore Cherry Street’s future back of curb location as shown on the current site plan is incorrect, please revise.
2. The revised site plan needs to indicated proposed vehicular access locations (driveways) serving the proposed development (see existing Transportation note “A”). Existing driveway locations (curb cuts) are not grandfathered and therefore the revised site plan needs to show the approximate location of proposed driveways. No new driveways will be permitted on Charlottetowne Avenue.
3. An 8-foot planting strip and 6-foot sidewalk is required by the Zoning Ordinance along Kings Drive, Third Street, Cherry Street, and Charlottetowne Avenue.

In addition to the comments above, CDOT requests the following changes to the rezoning plan:

1. We request the curb and gutter at the intersection of Charlottetowne Avenue and Cherry Street be modified to extend to the location of the existing painted curb extensions. This will involve installing new curb and gutter, accessible ramps, and sections of sidewalks along Charlottetowne Avenue on both sides of Cherry Street.
2. Kings Drive is classified as a major thoroughfare according to the MUMPO Thoroughfare Plan, requiring 80 ft of total r/w. However the draft Midtown Morehead Cherry Area Plan recommends a future r/w of 101 ft along Kings Drive. As such, we request the petitioner dedicate 10 ft of r/w along Kings Drive, measured from the existing r/w line into the petitioner's site.
3. Charlottetowne Avenue is classified as a minor thoroughfare according to the MUMPO Thoroughfare Plan, requiring 60 ft of total r/w. However, the draft Midtown Morehead Cherry Area Plan recommends 97 ft of r/w along Charlottetowne. As such, we request the petitioner dedicated 13 ft of r/w along the property's frontage on Charlottetowne.
4. We request the petitioner provide cross access between parcels numbers 1210614, 12510622, and 12510605 via an internal private drive, with any future access being limited to Cherry Street and Kings Drive. No new driveways will be permitted on Charlottetowne Avenue.

If we can be of further assistance, please advise.

c: R. H. Grochoske  
B. D. Horton  
Rezoning File