



## PLAN REVIEW SHEET

<b>Date:</b>	9/4/2007	<b>Staff Contact:</b>	David McDonald
<b>Petitioner:</b>	New Bethel Church Ministries, Inc.	<b>Telephone:</b>	704-336-6900
<b>Petition:</b>	2007-104	<b>Fax:</b>	704-432-1277
<b>Project Name:</b>	The View at Cannon Square	<b>Email:</b>	<a href="mailto:dmcDonald@ci.charlotte.nc.us">dmcDonald@ci.charlotte.nc.us</a>
<b>Location:</b>	+/- 4.47 acres, Northwest corner of Wesley Heights Way/Duckworth Av.	<b>Attachments:</b>	Shelter_Concrete_Standards.pdf. (See 60.01A)
<b>Existing Zoning:</b>	R-8 & R-22 MF		
<b>Requested Zoning:</b>	UR-3 (CD) and UR-3 (CD) (PED), (To make use of vacant property Increase Residential Density of the site Building Multi-family condo and townhomes Total units= +/- 163).		

### I. SUMMARY REMARKS:

#### *FIRST SUBMITTAL*

CATS acknowledges receipt of the site plan and submits the following to the petitioner:

- 1) **CATS supports CDOT's remarks regarding sidewalks on the petitioner's site:**
  - The UR zoning district requires a minimum of a 6-foot sidewalk. All sidewalks on all public streets within or abutting the site must have a minimum 6-foot sidewalk.
  - There is a proposed streetcar station located on Trade Street within ¼ mile of this site. In keeping with the TAP and transit station principles, 8-foot planting strips and 8-foot sidewalks need to be constructed along all public streets in/abutting the site, and 8-foot planting strips and 5-foot sidewalks need to be constructed along all private streets.
- 2) **CATS is requesting the petitioner to construct a waiting pad on Wesley Heights way, approximately 60' from the proposed driveway access. The waiting pad should be constructed to CATS Development Standards 60.01 A (see attached)**
  - The CATS Countywide Transit Services Plan calls for a restructuring of existing CATS Routes 8: Tuckaseegee Road and 34: Freedom Drive. The restructured routes will traverse Wesley Heights Way, Walnut Avenue, and State Street.
  - In order to provide adequate customer amenities, CATS is requesting the petitioner to construct a waiting pad, a connecting piece of concrete installed from the back of curb through the planting strip to the sidewalk. This piece of concrete provides an ADA accessible bus stop for CATS' passengers.
  - Thus, CATS is requesting the petitioner to construct a waiting pad to be constructed to CATS Development Standards 60.01A, to provide customers with an ADA accessible transit stop on Wesley Heights Way.

Please contact Leonard Ganther (CATS Operations) @ 704.432.1283 prior to demolition or construction, to coordinate the final location of the requested waiting pad.

**Should you require additional information, please advise.**