



PLAN REVIEW SHEET

Date:	9/4/2007	Staff Contact:	David McDonald
Petitioner:	New Bethel Church Ministries, Inc.	Telephone:	704-336-6900
Petition:	2007-104	Fax:	704-432-1277
Project Name:	The View at Cannon Square	Email:	dmcDonald@ci.charlotte.nc.us
Location:	+/- 4.47 acres, Northwest corner of Wesley Heights Way/Duckworth Av.	Attachments:	Shelter_Concrete_Standards.pdf. (See 60.01A)
Existing Zoning:	R-8 & R-22 MF		
Requested Zoning:	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.