



PLAN REVIEW SHEET

Date:	08/13/2008	Staff Contact:	David McDonald
Petitioner:	Michael T. North	Telephone:	704-336-6900
Petition:	2008-138	Fax:	704-432-1277
		Email:	dmcdonald@ci.charlotte.nc.us
Location:	Approx. 0.40 acres on SE corner of Albemarle Rd & Regal Oaks Dr.	Attachments:	WP_and_Bench_wPS_60.02A.pdf Concrete_Details_60.07A.pdf; AccessibilityProvisions_ OthrNotes_60.07B.pdf
Existing Zoning:	O-1		
Requested Zoning:	B-1(CD) To be able to lease property for retail uses.		

I. SUMMARY REMARKS:

FIRST SUBMITTAL

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

- 1) **The petitioner’s site is currently served by routes: 9 Central Avenue, 40x Albemarle Road Express, 221 East Harris/Idlewild Road, 222 Pence Road.**
- 2) **CATS supports CDOT’s memorandum comments regarding:**
 The existing back-of curb sidewalk along Albemarle Road needs to be replaced with an 8-foot planting strip and a 6-foot sidewalk.
 We recommend closing the existing driveway on Albemarle Road (NCDOT may require). At a minimum, the existing driveway on Albemarle Road needs to be designed to operate as exit-only, narrowed to a width of 20 feet, and be located a minimum of 10 feet from the eastern property line. Given the loss of parking with the requested planting strips, the closing of the driveway on Albemarle Road could provide a location for additional parking spaces.
- 3) **CATS requests the petitioner to construct a concrete bench pad on Albemarle Road approximately 60’ from the intersection Albemarle Road and Regal Oaks Drive, constructed to CATS Development Standards 60.02 A (see attached).**

Please designate such in the site plan and/or accompanying notes. Please contact Leonard Ganther (CATS Operations) @ 704.432.1283 prior to demolition or construction to coordinate the final location of the bench pad.

Should you require additional information, please advise.