



# Charlotte Department of Transportation

## Memorandum

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**Date:** April 24, 2009

**To:** Tom Drake & Tammie Keplinger  
Charlotte-Mecklenburg Planning Department

**From:** Michael A. Davis *Rick H. Grochoske for*  
Development Services Division

**Subject:** Rezoning Petition 08-158: Located on the northwest corner of South Mint Street and West Park Avenue (*revision received 4/22/09*)

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We previously commented on this petition in our October 31, 2008 memorandum to you.

CDOT requests the following modifications to the plan:

1. Parking calculations need to be included on the site plan to ensure sufficient parking is available. These parking spaces need to be shown on the site plan and cannot be located in the setback. (*Previous review comment*)
2. In the Transit Oriented Development (TOD) the setback is measured from the back of either the existing or proposed curb line. Mint Street is classified as a street needing a "New Cross-Section". The proposed curb line will be located approximately 4 feet behind the existing curb line to provide an ultimate back-of-curb to back-of-curb width of 49 feet (currently 41 feet). The building setback is measured 16 feet from the back of this future curb. The future location of the curb should be shown on the site plan so any future buildings on this site will adhere to the ultimate curb location.

If we can be of further assistance, please advise.

c: R. H. Grochoske (via email)  
S. L. Habina – Review Engineer (via email)  
B. D. Horton (via email)  
A. Christenbury (via email)  
T. Votaw (via email)  
Rezoning File