



# Charlotte Department of Transportation

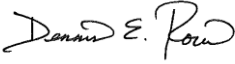
## Memorandum

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**Date:** October 3, 2013

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

**From:**   
Dennis E. Rorie, PE  
Development Services Division

**Subject:** Rezoning Petition 13-081: Approximately 0.45 acres located on the west side of South Boulevard between East Kingston Avenue and East Boulevard.

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CDOT has completed a review of the subject petition in order to ensure consistency with the Transportation Action Plan (TAP). The TAP seeks to ensure that Charlotte's transportation network supports current and future land uses and includes streets that provide safe and comfortable mobility for motorists, pedestrians, bicyclists, and transit users. Based on our review of the petition, we offer the following comments.

### Vehicle Trip Generation

This petition will allow a wide range of trip generation based on the existing (B-1) zoning classification. Under the proposed zoning the site could generate approximately 410 trips per day.

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

1. We recommend the petitioner consolidate the two existing driveways that access South Boulevard into an ingress only driveway. This will require the petitioner to provide a one-way on-site circulation pattern for the parking lot, with the ingress maneuver from South Boulevard and the egress maneuver onto the adjacent parcel (Parcel #12306404) to the south of the site.
2. Based on the vehicular turning movements shown on RZ-1 of the zoning document, it does not appear that a trash truck can adequately circulate on-site without encroaching into required parking spaces. We request the petitioner identify an alternate dumpster location or restrict trash pick-up to non-business hours to prevent on-site conflicts between parked cars and the trash truck.

The following are requirements of the developer that must be satisfied prior to driveway permit approval. We recommend that the petitioner reflect these on the rezoning plan as-appropriate.

If we can be of further assistance, please advise.

Tammie Keplinger  
October 3, 2013  
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F. Obregon

cc: S. Correll  
Rezoning File