

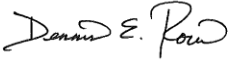


Charlotte Department of Transportation

Memorandum

Date: October 15, 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.

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 petition will allow a wide range of trip generation based on the proposed zoning classifications.

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

1. 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.

F. Obregon

cc: S. Correll
Rezoning File