



# Charlotte Department of Transportation

## Memorandum

---

**Date:** October 29, 2015

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

**From:** Michael A. Davis, PE *Mike Davis*  
Development Services Division

**Subject:** Rezoning Petition 15-123: Approximately 1.6 acres located on the northwest corner of South Boulevard and Poindexter Drive.

---

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.

### Overview

In an effort to maximize pedestrian safety and comfort, CDOT prefers to reduce the number of access points when feasible. CDOT also seeks to implement the transportation goals of the adopted area plan. This site falls within the New Bern Transit Area Plan which calls for an 86' back of curb to back of curb future cross section on South Blvd. CDOT's goal is to at a minimum reserve half of that total width along the petitioner's property frontage.

### Vehicle Trip Generation

This site could generate approximately 60 trips per day as currently zoned. The proposed zoning allows for a wide variety of uses.

### CDOT requests the following changes to the rezoning plan:

1. CDOT requests that the petitioner remove the proposed driveway on South Blvd.
2. The future back of curb will be located 43' from the existing centerline of road which shall be used to dictate the setback for the South Blvd. property frontage.
3. South Blvd. is classified as a major thoroughfare according to the CRTPO Thoroughfare Plan and requires 80 feet of total right-of-way. CDOT requests the petitioner dedicate 40 feet of right-of-way along the property's frontage measured from the existing centerline.

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.

Tammie Keplinger

October 29, 2015

Page 2 of 2

1. According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte.
2. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' and two 10' x 70' sight triangles are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance(s). Such items should be identified on the site plan.
3. The proposed driveway connection(s) to Poindexter Dr. will require a driveway permit(s) to be submitted to CDOT for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
4. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
5. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
6. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s). Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

If we can be of further assistance, please advise.

K. Hedrick

cc: S. Correll  
Rezoning File