


Charlotte Department of Transportation

Memorandum

Date: March 30, 2007

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: Scott L. Putnam 
Development Services Division

Subject: Rezoning Petition 07-056: Located between England Street and South Boulevard, north of Sweden Road

With the array of uses allowed in both the B-D and TOD-M zoning categories, a wide range of trip generation is possible for either the existing or proposed zoning scenarios. The petitioner's traffic consultant has contacted us concerning his preparation of a traffic study. Pending the results of the traffic study and any impacts that may need to be mitigated, we may ask that this petition be converted to a conditional district/plan.

We have the following general comments that are provided to aid the petitioner in planning and subsequent permitting phases:

1. England Street is classified as a "street with acceptable width". This means that the existing width will accommodate two-way traffic and the existing curb-line will remain in the future. Therefore, the TOD setback will be measured from the back of the existing curbline.
2. All existing site driveways will be subject to current driveways regulations including possible relocation and/or closure with the redevelopment of the site. These items will be reviewed during the TOD review process.
3. Future site plans should reflect installation of a complete sidewalk network that provides internal pedestrian circulation as well as pedestrian access from primary entrances to and from England Street, including handicapped access. This item will be reviewed during the TOD review process.
4. A 6-foot sidewalk and 8-foot planting strip needs to be provided on England Street. At least 5-foot sidewalks and 8-foot planting strips need to be provided on all internal streets.
5. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.

Keith MacVean

March 30, 2007

Page 2 of 2

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.
7. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' 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.

If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske
M.A. Cook
J.D. Kimbler
A. Christenbury
E.D. McDonald
CMPC
Matt D. Browder
Rezoning File (2)