


# Charlotte Department of Transportation

## Memorandum

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**Date:** March 30, 2007

**To:** Keith MacVean  
Charlotte-Mecklenburg Planning Department

**From:** Scott L. Putnam   
Development Services Division

**Subject:** Rezoning Petition 07-063: Located on the west side of North Kings Drive, between Elizabeth Avenue and East 7th Street

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By-right B-2, O-2, and MUDD zoning districts all allow a considerable amount/type of development. For this reason it would be difficult for CDOT to determine a potential trip generation for this petition. However, given the intended use (Central Piedmont Community College) and the transportation network in the area, we expect that any increase in traffic resulting from development under the proposed zoning should only have a minor impact on the surrounding thoroughfare system.

We have the following specific comments that are critical to CDOT's support of the rezoning petition:

1. This petition needs to be converted to a conditional petition. The Center City Transportation Plan shows an extension of 5<sup>th</sup> Street from McDowell Street to Kings Drive, using part of the existing ramp under the John Belk Freeway to Independence Boulevard. Additionally, the Little Sugar Creek Greenway will cross this site. These corridors need to be preserved.
2. Tax parcel data shows that part of this property extends into the I-277/Independence Boulevard interchange. Any property within the control-of-access (C/A) limits needs to be dedicated to NCDOT.

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

Kings Drive and 7<sup>th</sup> Street are major thoroughfares inside Route 4 requiring a minimum of 80 feet of right-of-way. I-277 is a freeway requiring more than the minimum 350 feet of right of way because of the interchange with Independence Boulevard. The developer/petitioner should convey right-of-way in fee simple title to meet these requirements, measuring 40 feet from the centerlines of Kings Drive and 7<sup>th</sup> Street and to the C/A limits for I-277.

Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 10' x 10' 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.

The proposed driveway connection(s) to 7<sup>th</sup> Street or Kings Drive will require a driveway permit(s) to be submitted to CDOT for review and approval. Any proposed connection to 7<sup>th</sup> Street will also require submittal to the NCDOT for review/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.

Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.

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 or NCDOT maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT/NCDOT prior to the construction/installation of the non-standard item(s). Contact CDOT/NCDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

SLP

c: R. H. Grochoske  
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The Trustees of Central Piedmont Community College/Wanda Towler  
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Rezoning File (2)