

# Charlotte Department of Transportation

## Memorandum

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**Date:** May 26, 2006

**To:** Keith MacVean  
Planning Commission

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

**Subject:** Rezoning Petition 06-089: Located on the west side of South Church  
Street south of West Summit Avenue

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Under the proposed MUDD-O zoning the site could generate approximately 700 trips per day. The existing I-1 zoning could produce a similar number of trips per day due to the array of uses allowed in the I-1 zoning category. Due to the similar uses allowed within each zoning category, this rezoning should 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. In the MUDD zoning district, setbacks are measured from the back of an existing or proposed curb line. According to the South End Transit Station Area Plan (adopted in June 2005) Summit Avenue is classified as a street with a future "new cross-section." This means that the proposed building along Summit Avenue will be required to be set back from a future back-of-curb location. The South End Transit Station Area Plan specifies the future back-of-curb location for Summit Avenue as 24.5 feet from the existing centerline of the roadway.
2. The proposed six-foot sidewalk along Summit Avenue needs to be moved back to accommodate a future eight-foot planting strip behind the future back of curb location.
3. According to the South End Transit Station Area Plan (adopted in June 2005) South Church Street is classified as a "street with acceptable width." The petitioner/developer of this site is proposing recessed on-street parking, and therefore, the MUDD setback will be measured from the back of the proposed recessed curblane.
4. The proposed sidewalk along South Church Street needs to be at least six feet wide.
5. The plans should list the optional requests for the MUDD-O zoning.
6. The proposed stairs from the site to the public street sidewalk need to be moved outside of the existing right-of-way.
7. The proposed driveway connection to South Church Street should be designed as a Type II Modified instead of a Type III driveway.

We have the following specific comments that are important to CDOT's support of the rezoning petition. We would like the petitioner to give serious consideration to these comments/requests. These may require coordination with related CMPC issues.

1. Intersection improvements for pedestrians at Church/Summit should include two directional wheelchair ramps.
2. Bicycle parking should be within 50' of primary entrances. Relocation of some of the proposed bicycle parking closer to primary entrances is recommended.
3. Sidewalks on each side of the retaining walls separating buildings 1 – 4 should be at least 4' wide.

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

The proposed driveway connections to South Church Street and Summit Avenue will require a driveway permit be submitted to CDOT for review and approval.

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 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.

To facilitate building permit/driveway permit review and approval, the site plan must be revised to include the following:

- New/reconstructed driveways must be drop curb ramp Type II Modified driveways.
- Indicate the locations and widths of all adjacent and opposing driveways.

If we can be of further assistance, please advise.

SLP

c: M.K. Dewey  
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Rezoning File (2)