


Charlotte Department of Transportation

Memorandum

Date: May 15, 2007

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 07-059: Located on the northwest quadrant of the East Independence Boulevard/Briar Creek Road interchange (revised 4/13/07)

We previously commented on this petition in our March 30, 2007, memorandum to you. This site could generate approximately 400 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 160 trips per day. This will 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. The bike trail easement needs to be constructed through this property as a 10-foot shared use path. While it is shown on the site plan, there is no commitment to construct it.
2. Vehicles can be expected to park in the space provided in front of the garages. A minimum aisle width of 23 feet needs to be provided for vehicles to access these spaces. Only 18.5 feet is provided for units 25-28. (*Previous review comment*)
3. The sidewalk for units 10-13 and the bike trail encroach into the controlled access for Independence Boulevard. NCDOT typically does not allow such encroachments. CDOT supports the design and intended pedestrian/bicycle connectivity as shown on the site plan, but it could be overruled or modified by NCDOT. The petitioner needs to discuss this site plan with NCDOT at the first available opportunity.

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. To better accommodate pedestrians crossing the ramps to Independence Boulevard, the existing painted channelizing island onto inbound Independence needs to be reconstructed as a concrete island with 3 accessible ramps.

Keith MacVean

May 15, 2007

Page 2 of 2

2. The petitioner should work with the adjacent property owner (n/f Beatrice Russell) to obtain an extension of 15-foot easement to extend the bike/pedestrian trail to the pavement of the adjacent Shenandoah Avenue.

If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske
M.M. Magnasco
J.D. Kimbler
A. Christenbury
E.D. McDonald
John R. Poore
Rezoning File (2)