

# Charlotte Department of Transportation

## Memorandum

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**Date:** November 24, 2008

**To:** Tammie Keplinger & Tom Drake  
Charlotte-Mecklenburg Planning Department

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

**Subject:** Rezoning Petition 08-112: Located on the southwest corner of  
Brookshire Boulevard and Old Plank Road  
(revised 11/10/08)

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We previously commented on this petition in our July 2, May 29, and October 29, 2008, memoranda to you.

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

1. The private street needs to be designed to public-street standards with curb/gutter, planting strips, and sidewalks on both sides of the street. This street needs to be designed to Residential Wide standards. (*Previous review comment- 4<sup>th</sup> time*)

This street meets both criteria in the Urban Street Design Guidelines (USDG) for the Residential Wide standard. These are: 1) greater than 8 dwelling units per acre (dua), and 2) less than 2.5 parking spaces per unit (psu) provided on-site. The proposed site plan indicates 13.98 dua and 1.5 psu.

2. In order to achieve the appropriate Residential Wide street section, the building layout on the site needs to be modified to orient the buildings more toward the private street and reduce the number of access points to parking areas from the private street. The recessed parking of the Residential Wide standard needs to be shown on the site plan to demonstrate use of this standard.
3. 8-foot planting strips and 6-foot sidewalks need to be provided on both Old Plank Road and Bellhaven Boulevard. (*Previous review comment – 2<sup>nd</sup> time*)

Note 13 needs to be changed to read, “8-foot planting strips and 6-foot pedestrian walks shall be provided on both Old Plank Road and Bellhaven Boulevard.”

4. It appears that Conditional Note 13 – Off Site Road Improvements is contractive of itself with respect to the Brookshire Boulevard path/sidewalk and the buffer classification. This note needs to be clarified.

In recent communications with NCDOT, shared bike/pedestrian paths are not permitted within control of access (C/A) right-of-ways. It is our understanding that this portion of Brookshire Boulevard is C/A, and therefore a 10-foot bike/ped path will not be allowed in the right-of-way. Additionally, this is redundant with the previous note that a 5-foot internal path/sidewalk be provided outside the right-of-way.

Our recommendation is to combine these two requirements into one 10-foot bike/pedestrian path outside the right-of-way, contained in a public easement. However, the 40-foot buffer is noted as type "C" in the notes but labeled as type "B" on the plans. This needs further clarification.

If we can be of further assistance, please advise.

SLP/slh

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Rezoning File