

# Charlotte Department of Transportation

## Memorandum

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**Date:** August 26, 2013

**To:** Tammie Keplinger  
Charlotte-Mecklenburg Planning Department

**From:** Michael A. Davis, PE *Mike Davis*  
Development Services Division

**Subject:** Rezoning Petition 13-081: Approximately 0.45 acres located on the west side of South Boulevard between East Kingston Avenue and East Boulevard.

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CDOT has completed a review of the subject petition in order to ensure consistency with the Transportation Action Plan (TAP). The TAP seeks to ensure that Charlotte's transportation network supports current and future land uses and includes streets that provide safe and comfortable mobility for motorists, pedestrians, bicyclists, and transit users. Based on our review of the petition, we offer the following comments.

### Vehicle Trip Generation

This petition will allow a wide range of trip generation based on the existing (B-1) zoning classification. Under the proposed zoning the site could generate approximately 410 trips per day.

### We have the following comments regarding apparent conflicts between the proposed rezoning and existing ordinances or policies:

1. The site plan does not appear to depict the Zoning Ordinance required 5' sidewalk from the building to the public street.

### In addition to the comments above, CDOT requests the following changes to the rezoning plan:

1. We recommend the petitioner consolidate the two existing driveways that access South Boulevard into an ingress only driveway. This will require the petitioner to provide a one-way on-site circulation pattern for the parking lot, with the ingress maneuver from South Boulevard and the egress maneuver onto the adjacent parcel (Parcel #12306404) to the south of the site.
2. We request the petitioner provide vehicular turning movements for a trash truck to ensure that there is adequate width drive aisle width on-site. In particular, for the egress maneuver at the southwest corner of the site.

The following are requirements of the developer that must be satisfied prior to driveway permit approval. We recommend that the petitioner reflect these on the rezoning plan as-appropriate.

Tammie Keplinger

August 26, 2013

Page 2 of 2

1. The proposed driveway connection to South Blvd will require a driveway permit to be submitted to CDOT and approval. The exact driveway location and type/width of the driveway will be determined by CDOT during the driveway permit process. The locations of the driveways shown on the site plan are subject to change in order to align with driveway on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
2. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
3. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
4. 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.

If we can be of further assistance, please advise.

F. Obregon

cc: S. Correll  
Rezoning File