


Charlotte Department of Transportation

Memorandum

Date: August 29, 2015

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE 
Development Services Division

Subject: Rezoning Petition 15-117: Approximately 0.52 acres located on the southeast corner at the intersection of South Boulevard and South Caldwell Street.

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 site could generate approximately 50 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 140 (as a bank) or 890 (as a restaurant) trips per day.

CDOT requests the following changes to the rezoning plan:

1. We understand that a drive-through may not be allowed in this location. If the drive-through is removed from the site plan, we recommend the driveway associated with the drive-through be removed from South Boulevard.
2. The other proposed driveway on South Blvd should also be removed. This site can be served adequately from South Caldwell Street.
3. Extend the painted bike lane and tie it to the existing bike lane on South Boulevard.

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.

1. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
2. 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

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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.

Carlos Alzate

cc: S. Correll
Rezoning File