

# Charlotte Department of Transportation

## Memorandum

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**Date:** June 1, 2006

**To:** Keith MacVean  
Planning Commission

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

**Subject:** Rezoning Petition 04-129: Northeast side of West 1st Street between  
South Church Street and South Tryon Street  
(revised 5/23/06)

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We previously commented on this petition in our May 9 and March 23, 2006, memoranda to you. There is no change in the potential number of trips generated by this Uptown site under the proposed zoning.

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

1. In general, maneuvering in the right-of-way or setback of a public street is not permitted. However, as the proposed uses of the site that would require the Optional provision to allow maneuvering in the right-of-way/setback of Church Street are a theatre and a museum, which only require infrequent truck access, CDOT can support the Optional request under the following conditions if they are committed to on the site plan. (*2 previous review comments*)
  - a. All maneuvering/backing in the right-of-way and setback of Church Street occurs between midnight and 5:00 am, Monday-Sunday.
  - b. Any maneuvering/backing of large trucks (WB-40 and larger) from 5:00am to midnight, Monday –Sunday, requires an off-duty officer.
  - c. Driveway offset from the adjacent alley and parking deck is a minimum of 10 feet in conformance with the City's *Driveway Regulations*. The northern driveway radius needs to be reduced to 6 feet. Additionally, 10' x 10' sight triangles measured along the setback and into the property are required at the driveway. These sight triangles are necessary for exiting vehicles to have adequate visibility of pedestrians approaching in the sidewalk adjacent to the building.

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

1. The gates, ticket dispenser/cardreader, and island for the driveway to Stonewall Street (Afro-American Cultural Center) must be relocated to a point where queuing vehicles will not block the sidewalk. These items may need to be relocated to the parking deck entrance at the

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end of the ramp. A queuing analysis for this driveway and the main site driveway to Stonewall Street in the adjacent block will be required prior to issuance of driveway permits or Urban plan approval for footings/foundations for the parking deck.

2. All curb and centerline radii of the driveway must be sufficient to allow for adequate vehicle operation. The radii of the AACC driveway to Stonewall Street must be equal to the setback (10 feet). The centerline and building radii of the ramp into the parking deck must be adequate for two vehicles to pass each other in opposite directions at the same time.
3. The site's corner radius of the College Street/Stonewall Street intersection needs to be reduced from approximately 16 feet to 5 feet and directional accessible ramps installed. This will increase the separation from the intersection to the truck driveway on College Street.  
*(Previous review comment)*

If we can be of further assistance, please advise.

SLP

c: M.M. Magnasco  
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Rezoning File (2)