



# Charlotte Department of Transportation

## Memorandum

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**Date:** March 26, 2008

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

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

**Subject:** Rezoning Petition 08-063: Located on the west side of Beam Road  
between Center Park Drive and Shopton Road

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**Consistency with Transportation Action Plan (TAP):** The two goals of the TAP that most directly affected the staff's review of this petition define the integration of land use and transportation, and the provision of transportation choices.

- Goal 1 of the TAP relies on the Centers, Corridors and Wedges land use strategy to be implemented. This project site is located in a Center and appears to support the Centers, Corridors and Wedges land use strategy.
- Goal 2 of the TAP describes various connectivity and design features that are important for motorists, pedestrians and bicyclists. Specific comments are identified below that need to be addressed for CDOT's support of the petition and to bring the site plan into compliance with the TAP and best practices for multimodal transportation.

### Vehicle Trip Generation

This site could generate approximately 710 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,450 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 entrance to phase 1 of the development needs to directly align with the parking aisle to eliminate the minor offset.
2. Curb and gutter needs to be installed along Beam Road measured 24 feet from the centerline to the face-of-curb.
3. An 8-foot planting strip and 6-foot sidewalk needs to be installed along Beam Road from one property line to the other.

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. It is requested that the site plan provide an internal system of 5' or wider sidewalks that connects building entrances to the newly extended sidewalk along Beam Road.

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

Beam Road is a minor thoroughfare requiring a minimum of 70 feet of right-of-way. The existing right-of-way along the property's frontage is 60 feet (30 feet from the centerline in width). The developer/petitioner has indicated that he will dedicate 25 feet of additional right-of-way to match the existing 110 feet of right-of-way north of the site. We request that the developer/petitioner convey this additional right-of-way in fee simple title, measuring a total of 55 feet from the centerline of the roadway.

Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' and two 10' x 70' sight triangles are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance(s). Such items should be identified on the site plan.

The proposed driveway connection(s) to Beam Road will require a driveway permit(s) to be submitted to CDOT and the North Carolina Department of Transportation for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.

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

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.

To facilitate building permit/driveway permit review and approval, the site plan must be revised to include the following:

- Dimension width of the existing and proposed driveways.

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- New/reconstructed driveways must be a Type III and a drop-curb ramp Type II driveways as shown on the site plan.
- Indicate the locations and widths of all adjacent and opposing driveways.
- Indicate typical parking module dimensions (add stall depth and aisle dimensions).

If we can be of further assistance, please advise.

SLP

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Rezoning File