



Charlotte Department of Transportation

Memorandum

Date: September 10, 2008

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

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 08-119: Located on the southeast corner of South Mint Street and Lincoln Street (*revised 8/15/08*)

We previously commented on this petition in our July 31, 2008 memorandum to you.

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 Transit Station Area of the South Corridor 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

We previously reported that this site could generate approximately 2,700 trips per day as currently zoned and under the proposed zoning the site could generate approximately 6,700 trips per day. The modified site plan removed all development data and needs to be replaced so any changes to the trip generation can be established.

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

1. The typical dimensions for the parking spaces and aisles need to be provided for review. Additionally, the petitioner/developer should indicate the total number of proposed parking spaces. Reviewing this information at this time will assist in the design and later submittal of building/driveway permit plans for review. (*Previous review comment*)

2. Existing driveways on the opposite side of Lincoln and Mint Streets need to be shown on the site plan. Any proposed driveways need to be aligned directly opposite existing driveways to avoid turning movement/access conflicts. (*Previous review comment*)
3. The parking deck exit lane to Lincoln Street needs to have a 10'x10' sight triangle with the 90° legs located along the back edge of sidewalk and the exit lane (internal to deck).
4. Access to the waste collection facilities need to be further clarified. As shown it appears that waste collection vehicles will enter from South Mint Street and exit to Lincoln Street through the 1st level of the parking deck.
5. South Mint Street is a minor thoroughfare inside Route 4 requiring more than the minimum of 80 feet of right-of-way. The developer/petitioner should convey right-of-way in fee simple title to meet this requirement, measuring from the centerline of the roadway to the face of sidewalk and a 10-foot easement that includes the 8-foot sidewalk and 2-foot maintenance area. (*Previous review comment*)

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

- Meet applicable Land Development Standards (latest revision).
- Dimension width of the existing and proposed driveways.
- New/reconstructed driveways must be drop curb Type II-Modified driveways.
- Indicate the locations and widths of all adjacent and opposing driveways.
- Indicate typical parking module dimensions.
- Include a parking summary with figures for the numbers of parking spaces required and provided.
- Directional wheelchair ramps (two per corner) should be provided at all intersections of public and private streets.

If we can be of further assistance, please advise.

SLP

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Rezoning File