



Charlotte Department of Transportation

Memorandum

Date: March 27, 2009

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

From: Michael A. Davis 
Development Services Division

Subject: Rezoning Petition 08-147: located on the north side of Brookshire Boulevard between Oakdale Road and Caldwell Williams Road (*revised 3/20/09*)

We previously commented on this petition in our September 25, 2008 and March 6, 2009 memoranda to you.

We have the following specific comments regarding the proposed rezoning petition:

1. The most current site plan indicates the passenger vehicle access driveway location has changed from previous submittals. The existing driveway in the middle of the site is now proposed as the primarily vehicular access point; however this driveway does not meet minimum standards for access. This driveway needs to be upgraded to a Type III driveway meeting the minimum width of 26 feet and the radii designed to accommodate an SU-30 vehicle which may be accessing the existing and proposed building on the northern portion of the site.
2. The southernmost driveway to the site, which will be primarily used as the truck entrance, is indicated as "Type II" on the site plan. A Type III driveway is required for truck entrances to site. The width and radii of the driveway need to be designed to accommodate a WB-50 design vehicle.
3. The locations of the gates along the 8' security fence along the existing and proposed large buildings needs to be shown on the site plan to further evaluate the circulation of the SU-30 vehicle which may access these two buildings.
4. A conditional note needs to be added to the site plan that triggers when site improvements, including the construction of two (2) new driveways and closing the northern most existing driveway.
5. The proposed driveway connection to Brookshire Boulevard will require driveway permits to be submitted to CDOT and the North Carolina Department of Transportation for review and

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approval. NCDOT may also require a right-turn deceleration lane on Brookshire Boulevard into the site's driveways. The exact driveway location and type/width of the driveway will be determined by CDOT during the driveway permit process. The locations of the driveway 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.

If we can be of further assistance, please advise.

c: R. H. Grochoske (via email)
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Rezoning File