



# Charlotte Department of Transportation

## Memorandum

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**Date:** November 24, 2008

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

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

**Subject:** Rezoning Petition 08-153: Located on the northeast corner of University City Boulevard and Sams Lane (revision received 11/17/08)

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We previously commented on this petition in our October 28, 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 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

This site could generate approximately 2,200 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 3,500 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. Two-way drive aisles are not permitted with angled parking spaces. The drive aisle must be changed to one-way operation or the parking stalls must be 90 degrees.
2. We cannot support the parking area circulation for the proposed carwash as shown on the site plan without the deletion of the first driveway. (*Previous review comment*)

3. Sams Lane is a public street. It appears that the sidewalk on this parcel is not located within the right-of-way. The width of the street (f/c to f/c), planting strip, sidewalk, and right-of-way needs to be shown on the site plan. If the sidewalk falls outside of the right-of-way, a sidewalk easement will need to be provided and shown on the site plan to include that portion of the sidewalk and an additional two feet for maintenance purposes. *(Previous review comment)*
4. Although the vehicle length does not match the drawing scale, it appears that the vehicle stacking for the carwash does not conflict with any required parking spaces and circulating drive aisle. This item will be further reviewed during the building/driveway permit process. *(Previous review comment)*
5. The developer needs to construct 8-foot planting strips and 5-foot sidewalks along Sams Lane. *(Previous review comment)*

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. Drive aisles through parking lots should be designed to avoid minor offsets. The configuration of the drive aisles to the northern-most parking areas needs to be better aligned for through movements. *(Previous review comment)*

If we can be of further assistance, please advise.

SLP

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Rezoning File