



Charlotte Department of Transportation

Memorandum

Date: August 25, 2010

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

From: Michael A. Davis, PE *Mike Davis*
Development Services Division

Subject: Rezoning Petition 10-064: Located at the intersection of Spruce Street, South Mint Street and West Park Street and generally bounded by Wilmore Drive

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 implementation of the Centers, Corridors and Wedges land use strategy. This project site is located in a Corridor. These areas should include a dense and interconnected network of thoroughfares and local streets. Specific comments are provided below to link proposed changes in land use with improved transportation network.

Goal 2 of the TAP describes various connectivity and design features that are important for motorists, pedestrians and bicyclists. Specific comments are provided below to bring the petition into compliance with best practices for multimodal transportation.

Vehicle Trip Generation

This site could generate approximately 170 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 950 trips per day. This will have a significant / minor impact on the surrounding thoroughfare system.

We have the following comments regarding apparent conflicts between the proposed rezoning and existing ordinances or policies:

1. Zoning Ordinance section 12.206 (3) states the space within the required setback may not be used for maneuvering space for parking or unparking of vehicles. It appears two angled spaces, would require backing into the setback for South Mint Street.

In addition to the comments above, CDOT requests the following changes to the rezoning plan:

1. We are requesting the proposed streetscape along South Mint Street and West Park Avenue meet the minimum requirements of the MUDD zoning to include an 8-foot planting strip and 6-foot sidewalk.

The following are requirements of the developer that must be satisfied prior to driveway permit approval. We recommend that the petitioner reflect these on the rezoning plan as-appropriate.

1. All proposed/existing driveways must be a minimum of 20 or 26 feet in width for one-way or two-way circulation respectively.
2. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
3. 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.

If we can be of further assistance, please advise.

- c: R. H. Grochoske (via email)
J. A. Carroll – Review Engineer (via email)
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Rezoning File