



Charlotte Department of Transportation

Memorandum

Date: May 27, 2011

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 11-040: Approximately .363 acres located on the northwest corner at the intersection of Pegram St. and 18th Street

CDOT has completed a review of the subject petition in order to ensure consistency with the Transportation Action Plan (TAP). The TAP seeks to ensure that Charlotte's transportation network supports current and future land uses and includes streets that provide safe and comfortable mobility for motorists, pedestrians, bicyclists, and transit users. Based on our review of the petition, we offer the following comments.

Vehicle Trip Generation

The increase in daily trips associated with the proposed development will not cause a substantial traffic impact on the surrounding thoroughfare system.

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

1. Section 12.206 (3) of the Zoning Ordinance states vehicular parking and maneuvering are prohibited within the required setback. It appears the proposed parking space directly adjacent to Pegram Street would need to be removed to prevent maneuvering into the setback.
2. On-street parking needs to be provided along East 18th Street per the Subdivision Ordinance in order to upgrade the street to a Local Residential Wide street section (U-03A in CLDSM). The existing curb location along Pegram Street is adequate to accommodate on-street parking.
3. Per the Subdivision Ordinance, a minimum 8' planting strip and 6' sidewalk needs to be provided along the proposed development's frontage on Pegram Street instead of the 4' planting strip and 4' sidewalk shown on the proposed conditional site plan. Additionally, a minimum 8' planting strip and 6' sidewalk need to be provided along East 18th Street.

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

1. If provided, any proposed dumpster location and maneuvering path for waste collection vehicles need to be included on the site plan to verify adequate onsite circulation is available for dumpster maneuvering.

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. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
2. 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
B. D. Horton
Rezoning File