



Charlotte Department of Transportation

Memorandum

Date: December 22, 2011

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 12-009 Approximately 0.45 acres located on the south side of North Davidson Street between Herrin Avenue and Donatello Avenue

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

This site could generate approximately 80 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 150 trips per day. This will have a 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. Per the zoning ordinance, no parking or vehicular maneuvering is allowed in the setback. It appears that a trash truck will not be able to fully circulate onsite without backing into the setback. As such, please show the trash truck circulation on the revised site plan.
2. Per the subdivision ordinance, the minimum streetscape requirement is an 8' planting strip and 8' sidewalk across all street frontages, and not the 8' planting strip and 6' sidewalk shown on the site plan.

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

1. North Davidson Street is classified as a minor thoroughfare according to the adopted MUMPO thoroughfare plan, and requires a future right of way dimension of 60'. As such, we request the petitioner dedicate right – of – way measuring 30' from the centerline of the existing right – of – way into the petitioner's site.

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. According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte.
2. The proposed driveway connection to Warp Street will require a driveway permit to be submitted to CDOT for review and approval. 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 driveways on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
3. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
4. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
5. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard items (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 items. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

We anticipate that NCDOT will request the following, and recommend the Petitioner work directly with NCDOT regarding the anticipated request.

1. NCDOT is requesting the petitioner show NCDOT Rail Division's right – of – way that runs parallel to Davidson Street on the revised site plan.

If we can be of further assistance, please advise.

c: R. H. Grochoske
B. D. Horton
A. Christenbury
L. Mitchell
Rezoning File