



Charlotte Department of Transportation

Memorandum

Date: April 24, 2012

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE *Rich H. Grubbs for*
Development Services Division

Subject: Rezoning Petition 12-035: Approximately 1.99 acres located along the north side of North Caldwell Street and generally bounded by North Brevard Street, New Calvin Street and East Brookshire Freeway (*revised 4/13/2012*)

CDOT has previously commented on the subject petition in our March 15, 2012 memorandum.

Vehicle Trip Generation

This site was previously rezoning in 2003 to MUDD & MUDD CD (Petition #2003 – 124). The previous rezoning petition did not specify proposed land-uses and/or densities. As such, CDOT does not have adequate information to provide trip generation estimates under the existing zoning. Under the proposed zoning the site could generate approximately 800 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CDOT requests the following changes to the rezoning plan:

1. CDOT requests the petitioner change the “Proposed gate at entrance” conditional note on 12th street to the following: “Final gate design and location will be reviewed during the construction permit process and is subject to CDOT review/approval”
2. Change note “4b” to the following: “The Petitioner reserves the right to provide access to the site from North Caldwell Street, subject to CDOT review/approval, as generally depicted on the Rezoning Plan (this access is optional and is not required)”

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. The proposed driveway connections to East 12th Street and North Caldwell Street will require driveway permits to be submitted to CDOT for review and approval. The exact driveway locations and type/width of the driveways will be determined by CDOT during the driveway permit process. The locations of the driveways 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.

Tammie Keplinger

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If we can be of further assistance, please advise.

D. Rorie

cc: R. H. Grochoske

B. D. Horton

Rezoning File