



Charlotte Department of Transportation

Memorandum

Date: March 15, 2012

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE *Mike Davis*
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 Calvine Street and East Brookshire Freeway.

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 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. While the MUDD zoning district permits on – street parking (with CDOT approval) per section 9.8507 subsection “(5)” of the zoning ordinance, CDOT does not support on – street parking in the proposed location along North Caldwell Street. As such, we request the petitioner remove the on – street parking spaces along North Caldwell Street, allowing the existing curb line to remain in its current location.
2. CDOT requests the petitioner add a second vehicular access to North Caldwell Street on the site plan. We request this proposed access align with the northernmost east – west parking lot drive aisle. As such, we request conditional note “a” under the “Access” section of the development note be rewritten to state “Vehicular Access to the Site will be from East 12th Street and North Caldwell Street”.

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. Adequate sight triangles must be reserved at the existing/proposed street entrances. Two 35' x 35' sight triangles are required for the entrances to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrances. Such items should be identified on the site plan.
3. 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.
4. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
5. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
6. 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.

D. Rorie

cc: R. H. Grochoske
B. D. Horton
Rezoning File