



# Charlotte Department of Transportation

## Memorandum

---

**Date:** March 16, 2012

**To:** Tammie Keplinger  
Charlotte-Mecklenburg Planning Department

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

**Subject:** Rezoning Petition 12 - 042: Approximately 10.30 acres located on the north side of North Davidson Street between East 36<sup>th</sup> Street and Patterson Road.

---

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 1,700 trips per day as currently zoned under petition 1990 – 079A. CDOT understands this petition is a conventional rezoning request to the TOD – R zoning district. Several combinations of land-uses (retail, civic, restaurants, etc.) are permitted in TOD – R. Therefore, CDOT does not have adequate information to determine the trip generation of the proposed zoning. Trip generation for the proposed zoning will be provided in subsequent memoranda, should the petitioner supply information regarding the specific proposed land uses, densities, and building square footage.

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 all existing/proposed street entrances. Two 35' x 35' sight triangles are required for all 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. All proposed driveway connections to Davidson Street and East 36<sup>th</sup> 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

Tammie Keplinger

March 16, 2012

Page 2 of 2

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