



# Charlotte Department of Transportation

## Memorandum

---

---

**Date:** July 19, 2012

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

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

**Subject:** Rezoning Petition 12-072: 0.53 Acres located on the south side of Warp Street between Donatello and Herrin

---

---

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 20 trips per day as currently zoned if developed as two single – family homes. Under the proposed zoning the site could generate approximately 40 trips per day. This will not have a significant impact on the surrounding thoroughfare system.

### CDOT requests the following changes to the rezoning plan:

1. Consolidate and share the proposed driveways to allow for on – street parking along the petitioner's property frontage.
2. We request the petitioner install the proposed curb and gutter in a manner that matches the existing curb line established on the south side of Warp Street.
3. Add a five-foot sidewalk along the site frontage at least four feet from the back of curb.

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.

Tammie Keplinger  
July 19, 2012  
Page 2 of 2

If we can be of further assistance, please advise.

D. Rorie

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