



Charlotte Department of Transportation

Memorandum

Date: December 11, 2012

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE *Rick H. Huhabe for*
Development Services Division

Subject: Rezoning Petition 12-103.: Approximately 0.19 acres fronting on North Davidson Street and Yadkin Avenue between East 34th Street and East 35th Street.

CDOT has previously commented on the subject petition in our memorandum dated October 22, 2012.

Vehicle Trip Generation

This site could generate approximately 460 trips per day as currently zoned if developed as a 5,000 ft² restaurant (B-1 parcel), and one single-family dwelling unit (R-5 parcel). Under the proposed zoning the site could generate approximately 540 trips per day if developed as a 6,000 ft² restaurant. This will have a minimum impact to the surrounding thoroughfare system.

We have the following comments on the site plan:

1. It appears that the proposed parking lot between the restaurant and Yadkin Avenue has been removed from the site plan. While we recognize the reduced parking requirements for TOD zoning due to the associated benefits of a future transit corridor; the two proposed on – street parking spaces on North Davidson Street are not adequate to serve the demands of a 6,000 ft² restaurant. We recommend the petitioner provide additional parking to serve the proposed restaurant and/or clearly demonstrate and depict how shared parking can be achieved with the neighboring businesses.

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 new curb cut on Yadkin Avenue needs to be removed from the site plan. It does not appear to serve any land – uses or parking lots, and thus is not warranted for the site plan dated November 16th.
2. 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.
3. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' and two 10' x 70' sight triangles are required for the entrance to meet requirements.

All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance. Such items should be identified on the site plan.

4. The proposed driveway connection to Yadkin Avenue will require a driveway permit(s) 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 driveway on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
5. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
6. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
7. 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.

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If we can be of further assistance, please advise.