



Charlotte Department of Transportation

Memorandum

Date: January 25, 2013

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition **13-027:** Approximately 1.1 acres located at the north corner of the intersection of East Tremont Avenue and Euclid Avenue.

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 300 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 360 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CDOT requests the following changes to the rezoning plan:

1. Please label and dimension an 8-foot planting strip and 6-foot sidewalk along Euclid Avenue, and the proposed planting strip and sidewalk dimensions along Tremont Avenue.
2. The site plan needs to label and dimension the right-of-way for the public streets.
3. Show the proposed on-street parking along Euclid Avenue starting 20 feet from the radius of the proposed Type II modified driveway.

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. Adequate sight triangles must be reserved at the existing street intersections. One 35' x 35' sight triangle is required at the existing street intersection. 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.
2. The proposed driveway connections to Euclid Avenue and East Tremont Avenue will require driveway permits to be submitted to CDOT review and approval. The exact driveway locations and type/width of the driveways will be determined by CDOT during the driveway

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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.

3. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
4. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
5. 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.

F. Obregon

cc: D. Rorie
S. Correll
Rezoning File