



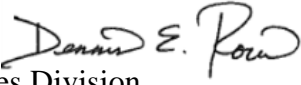
# Charlotte Department of Transportation

## Memorandum

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**Date:** March 6, 2014

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

**From:** Dennis E. Rorie, PE   
Development Services Division

**Subject:** Rezoning Petition 13-102: Approximately 2.13 acres located on the south side of North Davidson Street between East 33rd Street and East 35th Street.

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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

#### Parcel A (Lot 129):

This site could generate approximately 60 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 60 trips per day.

#### Parcel B (Lot 132):

This site could generate approximately 15 trips per day as currently zoned. The site could generate a wide array of trip generation based on the proposed zoning.

### CDOT requests the following changes to the rezoning plan of parcel labeled Lot 129 :

1. CDOT recommends the petitioner remove the proposed parallel parking cutout on 34<sup>th</sup> street to allow the use of the existing curbline for on-street parking.
2. CDOT has observed that adequate space may not be available for the accessible ramp and parking space between the building and west property line on Davidson Street. CDOT requests the petitioner to provide a note on the plan stating the following: "Provided there is not enough space between the house and the west property line for the accessible parking and an accessible ramp, all parking shall be located on the portion of the site with direct access to 34<sup>th</sup> Street. No access will be allowed on Davidson Street."

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3. Based on the dumpster location shown on the site plan, it appears trash trucks will be unable to access the dumpster. CDOT requests the petitioner show how trash pick-up will be handled.

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 driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte.
2. The existing driveway connection to East 34<sup>th</sup> Street and/or Davidson Street will require a driveway permit to be submitted to CDOT and the North Carolina Department of Transportation 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 location of the driveway shown on the site plan is 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.

cc: S. Correll  
Rezoning File