



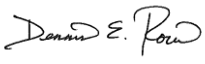
# Charlotte Department of Transportation

## Memorandum

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**Date:** April 29, 2014

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

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

**Subject:** Rezoning Petition 14-039: Approximately 0.145 acres located  
along North Davidson Street between East  
35th Street and East 36th 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

This site could generate approximately 200 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 530 trips per day.

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

1. CDOT requests the petitioner install 6" curb along the entire site frontage in order to remove the existing driveway access adjacent to the proposed landscaped island.
2. The existing sign and trash bins are located within the pedestrian zone and should be relocated to a location that will not obstruct the sidewalk.
3. We request the bike rack be installed adjacent to the sidewalk in order to promote and encourage alternative transportation options.

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

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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.

C.Leonard

cc: S. Correll  
Rezoning File