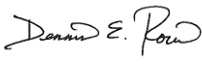


Charlotte Department of Transportation Memorandum

Date: April 28, 2014

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Dennis Rorie, PE 
Development Services Division

Subject: Rezoning Petition 14-047: Approximately 3.21 acres located on
Youngblood St between Remount Rd and
Griffith St and across from Poindexter Dr.

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 650 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 360 trips per day.

We have the following comments regarding apparent conflicts between the proposed rezoning and existing ordinances or policies:

1. The location of the proposed public street appears to be shown in a location that is inconsistent with the recommended street alignment shown in the New Bern Station Area Plan (Figure 1).

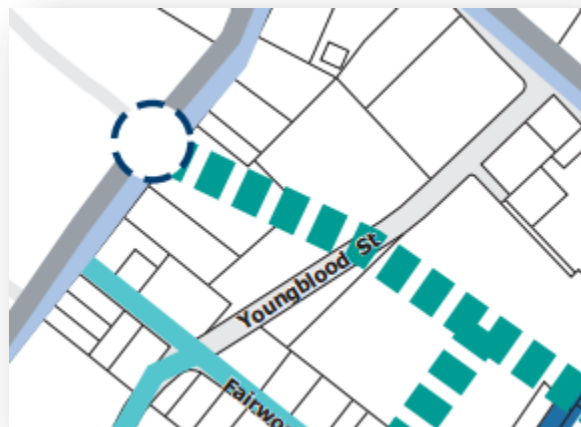


Figure 1

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2. We understand the New Bern Transit Station Area Plan recommends a minimum 8' planting strip and 6' sidewalk along the site's frontage on Youngblood Street. It appears the current petition is planning to leave the existing streetscape in place.

In addition to the comments above, CDOT requests the following changes to the rezoning plan:

1. We request the petitioner align the proposed public street with the existing Poindexter Drive on the opposite side of Youngblood Street. CDOT will work with the petitioner to identify an alignment for the proposed public street. Additionally, we request a meeting with the petitioner to work through the proposed public street design alternatives.

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 private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte.
2. Adequate sight triangles must be reserved at the proposed street entrances. 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.
3. The proposed street connections to Youngblood Street will require driveway permits to be submitted to CDOT and the North Carolina Department of Transportation for review and approval. The exact driveway locations and type/width of the connections will be determined by CDOT during the driveway permit process. The locations of the street connections shown on the site plan are subject to change in order to align with streets on the opposite side of Youngblood and comply with City Driveway Regulations and the City Tree Ordinance.
4. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
5. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
6. 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.

Tammie Keplinger
April 28, 2014
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D. Rorie

cc: S. Correll
Rezoning File