



# Charlotte Department of Transportation

## Memorandum

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**Date:** June 26, 2014

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

**From:**

Dennis E. Rorie, PE  
Development Services Division

**Subject:** Rezoning Petition 14-063: Approximately 2.79 acres located on the south side of Atherton Street between Euclid Avenue and Marshall Place.

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CDOT has previously commented on the subject petition in our memorandum to you dated May 28, 2014.

### Vehicle Trip Generation

This site could generate approximately 650 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 220 trips per day.

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

1. It appears to the minimum driveway dimensions proposed are 16' instead of the 20' minimum driveway width for one-way circulation as identified in the Charlotte Land Development Standards Manual.
2. It appears the petitioner is only creating the Local Residential Wide street cross section for a portion of the site's property frontage on Euclid Avenue and Marshall Place.

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

1. We request the petitioner provide recessed on-street parking along the site's entire property frontage on Euclid Avenue and Marshall Place.

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.

Tammie Keplinger

June 26, 2014

Page 2 of 2

2. Adequate sight triangles must be reserved at the existing/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. All existing/proposed driveway connections to Euclid Avenue and Marshall Place will require driveway permits to be submitted to CDOT for review and approval. The exact driveway locations and type/width of the driveways will be determined by CDOT during the driveway 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.
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.

C. Leonard

cc: S. Correll  
Rezoning File