



Charlotte Department of Transportation

Memorandum

Date: July 25, 2014

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 14-084: Approximately 1.5 acres located on the north side of East 7th Street between Clement Avenue and Pecan Avenue

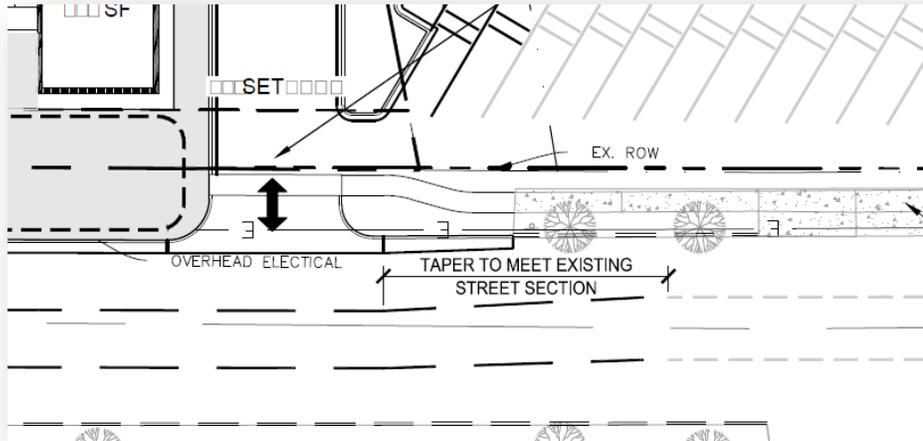
CDOT has completed a review of the subject petition in order to ensure consistency with the Transportation Action Plan (TAP). The TAP seeks to ensure that Charlotte's transportation network supports current and future land uses and includes streets that provide safe and comfortable mobility for motorists, 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 2,300 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 650 trips per day.

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

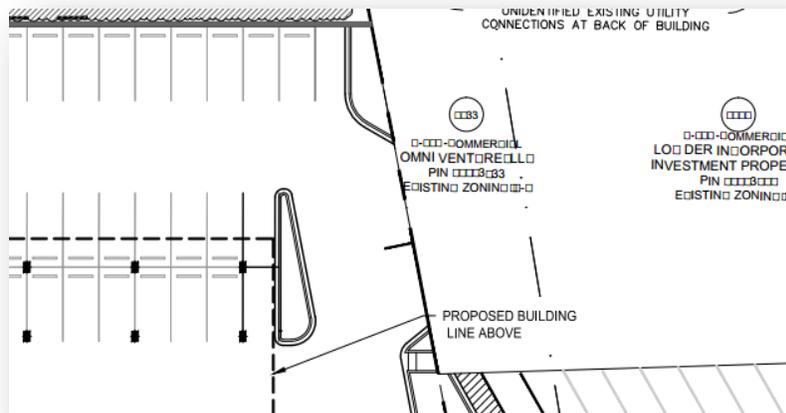
1. According to the Elizabeth Area Plan, curb lines on 7th Street are to remain in the existing location. The taper of the existing street section illustrated on the site plan below need to be removed and the proposed curb and gutter constructed in the existing curb location with no changes to the existing pavement.



2. The Elizabeth Area Plan also specifies a 13' sidewalk along 7th Street between Louise Avenue and Clarice Avenue.

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

1. We request the petitioner remove the parallel parking adjacent to the existing building on parcel 12703133 (see below).



2. The petitioner should remove the "Potential On-Street Parking" label.

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 proposed street entrance. Two 35' x 35' and two 10' x 70' sight triangles are required for the entrance to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance. Such items should be identified on the site plan.

Tammie Keplinger

July 25, 2014

Page 3 of 3

2. The proposed driveway connection to East 7th 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 locations of the driveway shown on the site plan are subject to change in order to align with driveway 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.

C. Leonard

cc: S. Correll
Rezoning File