Charlotte Department of Transportation
Memorandum

Date: December 29, 2014

To: Tammie Keplinger
                Charlotte-Mecklenburg Planning Department

From:
                Michael A Davis, PE
                Development Services Division

Subject: Rezoning Petition 14-110:   Approximately 4.54 acres located at the
                                             southeast corner of the intersection
                                             between The Plaza and Belvedere Avenue
                                             (***Revised 12/19/14***).

CDOT has previously commented on the subject petition in our memorandum to you dated
September 26, 2014.

<u>Vehicle Trip Generation</u>
This site could generate approximately 260 trips per day as currently zoned. Under the proposed
zoning the site could generate approximately 240 trips per day.

<u>CDOT requests the following changes to the rezoning plan:</u>

1. CDOT requests the petitioner revise the site plan so that proposed single family detached
    lots 11-13 along Thurmond Place are either "rear loaded" and face Thurmond Place or
    removed from the petition entirely. The current design creates too many driveways along
    Thurmond Place. Also, the row of existing holly hedges (to remain) creates a sight distance
    obstruction and safety concern for vehicles and pedestrians at driveway locations along
    Thurmond Place.

2. It appears that the proposed off-site parking area depicted on RZ-100 does not comply with
    the minimum dimensional requirements set forth in the Charlotte Land Development
    Standards Manual. Several apparent issues include: Not all drive aisles appear to meet the
    required minimum 23' width for two-way traffic. A setback line is not depicted or labeled
    on the plan (parking stalls and/or vehicular maneuvering cannot occur within the setback -
    Zoning Code 12.206). The driveway does not appear to meet the minimum 26' width. The
    first parking stall within lot is depicted approximately 24' from the curbline of The Plaza.
    CDOT will require that this driveway and parking lot be configured such that there be no
    parking within measured from the back of the driveway apron (e.g. back of sidewalk) a
    minimum distance of 25' into the site.

cc: S. Correll
        Rezoning File