

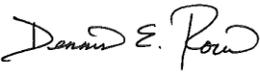


Charlotte Department of Transportation

Memorandum

Date: September 26, 2014

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: 
Dennis E. Rorie, 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.

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 260 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 310 trips per day.

CDOT requests the following changes to the rezoning plan:

1. CDOT requests the petitioner revise the site plan so that the proposed single family detached units along Thurmond Place are "rear loaded" and face Thurmond Place. The current design creates too many driveways (i.e. 10) along Thurmond Place. Also dwelling unit number 21's driveway is located too close to Belvedere Avenue.
2. CDOT requests the petitioner to revise the Transportation conditional note "D" to specifically state the parcel numbers and/or which public streets where the 59 off-site parking spaces are located.

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 existing/proposed street entrances. Sight triangles are required for the entrances to meet requirements. 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.
2. The proposed driveway connections to Thurmond Place, Nassau Blvd. and The Plaza will require a driveway permit 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.

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 items (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 items. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

If we can be of further assistance, please advise.

R. Grochoske

cc: S. Correll
Rezoning File