



Charlotte Department of Transportation

Memorandum

Date: February 24, 2015

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From:

Dennis E. Rorie, PE
Development Services Division

Subject: Rezoning Petition 15-001: Approximately 3.63 acres located on the east side of North Davidson Street and bounded by East 27th Street, Yadkin Avenue, East 26th Street, and North Davidson Street.
(revised 1/16 /2015)

CDOT has previously completed a review of the subject petition in our December 1, 2014 and January 23, 2015 memorandums to you.

Vehicle Trip Generation

This site could generate approximately 5,500 trips per day as currently zoned. This petition is requesting TOD zoning which does not specifically identify maximum building use and/or square footage; therefore a wide array of uses and corresponding trip generations are allowed in the TOD zoning categories,

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

1. We understand the City Zoning Ordinance for MUDD zoning districts require the City's Planning and Transportation Departments to set future street curb lines and the inclusion of "adopted" area plans (i.e. Northeast Corridor BLE Transit Plan, adopted May 13, 2013) regarding future developments. The following streets surrounding the subject site are designated and/or desired street classifications are as follows:
 - a. *Yadkin Street* – The future curb line needs to be established along the site's frontage. Yadkin Street needs to be classified as a local residential wide street, therefore the petitioner needs to set a future curb line 17.5' from the existing centerline and dedicate in fee simple additional right-of-way to provide 30' as measured from Yadkin Street's existing centerline along the site's entire Yadkin Street's frontage.
 - b. *East 26th Street* – The future curb line needs to be established along the site's frontage. East 26th Street needs to be classified as a local residential wide street, therefore the petitioner needs to set a future curb line 17.5' from the existing centerline and dedicate in fee simple additional right-of-way to provide 30' as measured from Yadkin Street's existing centerline along the site's entire East 26th

Street's frontage. The petitioner has recessed the parking and relocated the existing curb as requested above on the northern portion of E. 26th Street; however this same street section (i.e. recessed parking 8' planting strip, and 6' sidewalk needs to be extended to Yadkin Street.

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

2. We request all proposed sidewalk, recessed parallel parking, and streetscape improvements be constructed on Yadkin and East 26th Streets be constructed with the proposed development area "A" implementation and issuance of certificate of occupancy for the 250 unit apartment project. The recessed parking requirements are necessary in this area due to the limited existing street widths and parking demand to accommodate two (2) travel lanes with on-street parking on both sides.

If we can be of further assistance, please advise.

R. Grochoske

cc: S. Correll
Rezoning File