

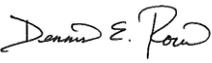


Charlotte Department of Transportation

Memorandum

Date: February 25, 2015

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Dennis E. Rorie, PE 
Development Services Division

Subject: Rezoning Petition 15-009: Approximately 6.98 acres located on the west side of East 36th Street between Cullman Avenue and North Davidson Street
(revised 2/13/2015)

CDOT has previously commented on the subject petition in our December 1, 2015 memorandum to you.

Vehicle Trip Generation

This site could generate approximately 14,400 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 8,700 trips per day.

CDOT requests the following changes to the rezoning plan:

1. We request the petitioner remove the proposed full-access driveway connection located approximately 200 feet north of the Aberdeen Carolina Spur line. This proposed site driveway connection is too close to the planned street connection located approximately 80 feet north of the Aberdeen Carolina Spur line. The planned east/west street connection paralleling the site's southern property line needs to be designed to provide site access from 36th Street.
2. The planned east/west local street connection paralleling the site's southern property line needs to be designed to provide two (2) travel lanes, 8-foot planting strip, and 6 or 8-foot sidewalks on both sides. This east/west street connection is important to CDOT because it connects 36th Street to Rollerton Rd. (tax parcel number 08303142).
3. CDOT would like to work with the petitioner and AC&W to provide an at-grade pedestrian and/or vehicle crossing at East 35th to better access the site and connection to NoDa's activity center. We understand if the AC&W line is relocated in the future, this existing railroad ROW is envisioned to be a rails-to-trails project (i.e. Cross-Charlotte Trail).
4. We request the petitioner provide "public" vehicle/pedestrian connections (via the existing 35th Street alignment) from the site to better serve NoDa's Activity Center.

5. We also understand the current site is under condemnation by the City regarding the construction of the BLE project.



If we can be of further assistance, please advise.

R. Grochoske

cc: S. Correll
Rezoning File