



Charlotte Department of Transportation

Memorandum

Date: July 31, 2015

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE 
Development Services Division

Subject: Rezoning Petition 15-091: Approximately 0.99 acres located on the northeast corner at the intersection of Parkwood Avenue and East 17th Street.

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 210 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 430 trips per day.

We have the following comments on this petition:

1. CDOT does not support the proposed on-street parking along Parkwood based on current traffic volumes and vehicle speed. CDOT envisions providing permanent, recessed on-street parking in the future, but would implement this only as part of a bigger project that can install more parking that can help accomplish lower vehicle speeds along the corridor. We therefore request the petitioner provide a building setback and sidewalk location that allows for the future installation of on-street parking. Trees planted in the planting strip should be installed along the rear of the planting strip so that they are not disturbed when the on-street parking is installed at a later date.
2. The proposed rezoning petition site is located approximately 1,800 feet from CATS proposed BLE Parkwood Station. We recommend 8' sidewalks along the public streets surrounding the site
3. CDOT requests the petitioner to add a conditional note as follows: "*The petitioner shall extend East 17th Street to Parkwood Ave. as a local residential wide street section. The East 17th Street extension shall be completed and approved by the City before the first building certificate of occupancy is issued.*" This street cross-section provides recessed on-street parking and one (1) travel lane in each direction.

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4. CDOT requests the petitioner revise the site plan to eliminate the proposed driveway on East 17th Street closest to Parkwood Ave. Closing this driveway and implementing recessed on-street parallel parking along the site's 17th Street frontage will provide four (4) additional on-street parking spaces.

5. CDOT requests the petitioner consider abandoning an existing alley, located between parcel numbers 08107601 and 08107602. Please contact Mr. Jeff Boenisch with CDOT's Right-of-Way Section at 704-336-3888 to start the abandonment process.

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

2. The proposed driveway connection(s) to East 17th Street and East 18th Street will require a driveway permit to be submitted to CDOT for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) 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.

R. Grochoske

cc: S. Correll
Rezoning File