



Charlotte Department of Transportation

Memorandum

Date: July 29, 2015

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE *Mike Davis*
Development Services Division

Subject: Rezoning Petition 15-096: Approximately 1.68 acres located on the northwest corner at the intersection of North Caswell Road and East 7th 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 1,600 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,970 trips per day. The petitioner is conducting a transportation analysis of this petition; we will have additional comments following a review of their analysis.

CDOT requests the following changes to the rezoning plan:

1. CDOT supports the proposed use of the existing alley; however it must be widened to 20' to allow for two-way traffic.
2. The site plan depicts the existing lanes on 7th St. incorrectly. Please correct this on the plan.
3. 7th Street is a state-maintained facility. We recommend the petitioner work with NCDOT directly to resolve any possible issues.

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. The proposed driveway connection to 7th Street will require a driveway permit to be submitted to CDOT and the North Carolina Department of Transportation for review and approval. The exact driveway location and type/width of the driveway will be determined by CDOT during the driveway permit process. The locations of the driveway shown on the site

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plan is 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.

2. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
3. 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.