



# Charlotte Department of Transportation

## Memorandum

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**Date:** July 29, 2015

**To:** Tammie Keplinger  
Charlotte-Mecklenburg Planning Department

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

**Subject:** Rezoning Petition 15-105: Approximately 0.74 acres located on the north side of West Tremont Avenue between South Tryon Street and Hawkins Street.

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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 35 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 90 trips per day.

### CDOT requests the following changes to the rezoning plan:

1. CDOT supports the intended creation of a new public street through the site that could be completed through additional future development. We request the right-of-way be extended to the rear property line. Also, the use of grasscrete paver blocks may confuse the intended future purpose of the street and require disruptive construction after the units are occupied.
2. Transportation note 'A' should be corrected to reference 8' sidewalks.

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

Tammie Keplinger  
January 29, 2015  
Page 2 of 2

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

If we can be of further assistance, please advise.