



# Charlotte Department of Transportation

## Memorandum

**Date:** July 31, 2015

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

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

**Subject:** Rezoning Petition 15-106: Text Amendment – Gold District

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CDOT has completed a preliminary review of this petition. We understand that a staff team will be assembled to discuss this petition in greater detail. We will have more detailed feedback when that meeting occurs, but we offer the following key comments in the meantime.

- 1) CDOT questions what the intended distinction is between the defined district and the properties generally surrounding it. We agree that changes in development standards that can help create a more walkable environment are beneficial, however it appears that some of the provisions could undermine that goal.
- 2) We recommend applying sidewalks widths that are no less than what is recommended in the South End Area Plan.
- 3) CDOT is highly supportive of sidewalk dining however agreements are required anywhere in the City where it occurs in public right-of-way. To avoid confusion, we recommend retaining language that indicates that separate approval is required for sidewalk dining.
- 4) We recommend providing greater specificity on the relationship of outdoor dining to tree wells. We have identified locations in which the street trees have been compromised by encroachment of the outdoor dining.
- 5) We recommend that the language on loading zones be constructed in a way that allows for required loading subject to CDOT approval. There will be circumstances in which loading from the street may or may not be the best solution.
- 6) We do not understand why parking would be allowed as a principal use in this district.
- 7) We recommend not allowing porte-cochères in front of buildings along the street.

If we can be of further assistance, please advise.