



Charlotte Department of Transportation

Memorandum

Date: October 29, 2015

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 15-125: Approximately 2.096 acres generally bounded by North Brevard Street, Belmont Avenue, North Caldwell Street and East 13th Avenue.

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 900 trips per day as currently zoned. Under the proposed zoning, no trip generation is available due to the wide variety of land uses in the TOD-M zoning category.

We have the following comments:

1. The petitioner will not be allowed to access the site from North Caldwell Street due to limited vertical/horizontal intersection site distance and an existing high travel speeds along this street section. Site access will be allowed from Belmont Avenue and North Brevard Street.
2. CDOT is planning for a possible traffic signal to be installed at intersection of North Caldwell Street/ Parkwood Avenue/Belmont Avenue.

The following are requirements of the developer that must be satisfied prior to driveway permit approval.

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 Brevard Street, Belmont Avenue and/or Davidson Street will require a driveway permit to be submitted to CDOT for review and approval. The

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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