



Charlotte Department of Transportation

Memorandum

Date: November 27, 2015

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 16-005: Approximately 3.22 acres located on the southeast corner at the intersection of North Brevard Street and East 25th 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 120 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,800 trips per day.

We have the following comments

1. The Petitioner needs to coordinate his project design and construction with the City's 25th Street project. Depending on the timing of each project's implementation, it may be advantageous for the City and the Petitioner to enter into a Development Agreement in which one party constructs some of the other party's street infrastructure. Should the Petitioner have questions regarding the City's 25th Street project, please contact Ms. Len Chapman with EPM at 704-336-6750.
2. The Petitioner also needs to coordinate his project design and construction with the City's Cross Charlotte Trail (XCLT) Master Plan. We understand the current XCLT plan envisions a secondary trail on the petition's site fronting Little Sugar Creek. CDOT requests the Petitioner rough-grade for this secondary trail by benching into the existing bank of Little Sugar Creek and dedicate appropriate Sidewalk and Utility Easements for the XCLT implementation by the City. The easement dedication needs to occur prior to the issuance of the first building CO for the site, or when requested by the City, whichever occurs first. Should the Petitioner have questions regarding the XCLT, please contact Ms. Vivian Colman with CDOT on Mr. Joe Fry with EPM.
3. The Petitioner needs to revise the site plan to depict 24th Street will be extended to the site's southern property line.

4. The Petitioner needs to revise the site plan to depict one recessed accessible parking space along the site's N. Brevard Street frontage.
5. The Petitioner needs to revise the site plan to depict, dedicate and record Sidewalk Utility Easements along the site's N. Brevard, 24th Street and 25th Street frontages to accommodate the proposed 8' planting strip and 8' sidewalks. These easements need to be recorded prior to the site's first building CO is issued or requested by the City.
6. CDOT understands the street vertical profile grade of 25th St. will be increasing (i.e. raising) from Brevard St. to Little Sugar Creek, therefore it will be important the petitioner review and coordinate the site's finished floor elevations relative to the City's proposed 25th Street sidewalk and street elevations.

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 to 24th Street will require a driveway permit to be submitted to CDOT 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 plan are subject to change in order to align with driveway 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

Tammie Keplinger
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cc: S. Correll