



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 16-016: Approximately 4.3 acres located on the northwest corner at the intersection of North Davidson and East 26th Street

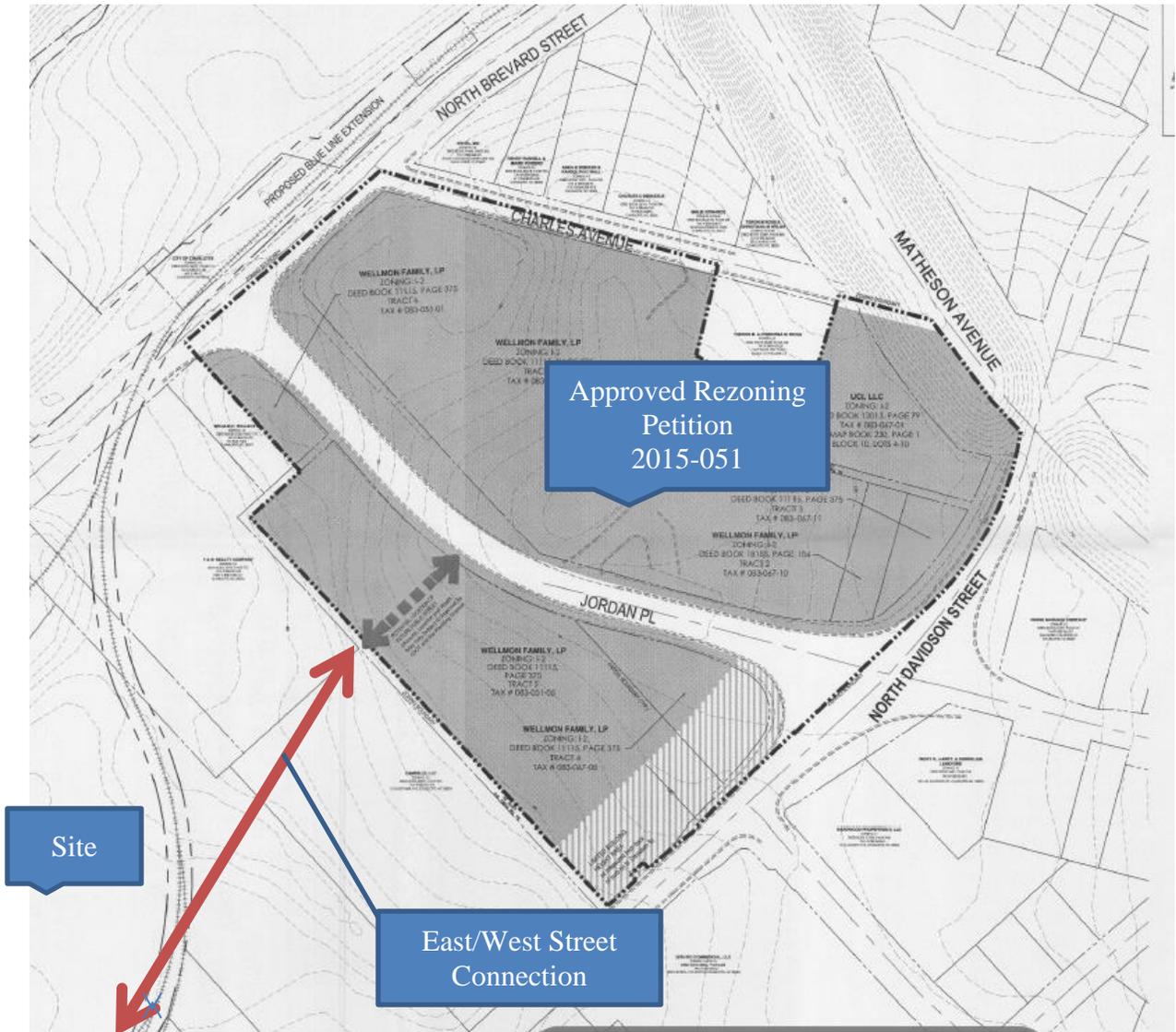
CDOT has completed a review of the subject petition in order to ensure consistency with the Transportation Action Plan (TAP). The TAP seeks to ensure that Charlotte's transportation network supports current and future land uses and includes streets that provide safe and comfortable mobility for motorists, 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 150 trips per day as currently zoned assuming warehouse use. Under the proposed zoning trip generation is not available due to the wide variety of uses.

We have the following comments on the site plan:

1. The Petitioner needs to revise the site plan to depict an east/west street connection through the site to connect to 26th Street and a future street stub from Jordan Place required by petition 2015-51 (See below exhibit). We recommend the petitioner provide more detailed information regarding the site's proposed land use(s) so that the future street connection can be properly sized, to include on-street recessed parking. Without further information the east/west street connection through the site should be a Local Office/Commercial Wide typical street section (See CLDSM U-05A). This East/West Street connection needs to be implemented and platted before the site's first building's CO is issued.
2. The Petitioner needs to revise the site plan to depict and reserve right-of-way for the planned Cross Charlotte trail (XCLT) project. The City's XCLT team has recently reviewed the trail's proposed alignment and right-of-way needs with the petitioner/developer (see below exhibit showing XCLT proposed alignment).





3. CDOT supports an abandonment of the 27th Street (existing paper street generally depicted on the site plan), excluding right-of-way needed for the planned Cross-Charlotte Trail).

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(s) to 26th Street will require a driveway permit to be submitted to CDOT for review and approval. The 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