

Date			(Vehicle trips/day)
Undated	Apartments Retail (Converted 20 apartments to 20k retail)	160 dwellings 35k sf	4525
5/23/2016	TOD-M		Too many uses to determine

Curbline

The proposed zoning district has a setback measured from an existing or proposed future curbline. The location of the future curbline will be determined by planning.

Resolved Issues

N/A

Outstanding Issues

1. The petitioner should revise the site plan to construct the proposed streetscape, as determined by planning, on both sides of 35th Street as a part of this project.
2. The petitioner should revise the site plan to remove the “jog” in the curbline through the site frontage on 35th Street.
3. The petitioner should revise the site plan to show base repair, milling, and paving on 35th St. to accommodate the potential increased trips created by this petition.



Advisory Information

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. According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte.
2. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' 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.
3. The proposed driveway connection(s) will require a driveway permit(s) 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.
4. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
5. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
6. 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.