

Charlotte Department of Transportation

Memorandum

Date: May 31, 2006

To: Keith MacVean
Planning Commission

From: Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 06-071: Located northwest of the intersection of North McDowell Street and East 35th Street (revised 5/22/06)

We previously commented on this petition in our April 26, 2006, memorandum to you. This site could generate approximately 60 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 110 trips per day. This will have a minor impact on the surrounding thoroughfare system.

We have the following specific comments that are critical to CDOT's support of the rezoning petition:

1. The two alleys in this site need to be wide enough for vehicles to back out of garages and maneuver. For two-way alleys, this typically requires an alley at least 16 feet wide with 2-foot concrete strips or valley gutter (a total of 20 feet). (*previous review comment*)
2. The following two items are important site plan issues that if not addressed during the rezoning process, will need to be addressed during the Urban review process.
 - The two alley connections to public streets need to be at least 22 feet wide with Type II-modified driveways and 14-foot radii. The driveway must taper down to the alley width appropriately. If an alley will have two-way traffic, the driveway transition must long enough to allow two cars, one entering and one exiting, to use the driveway at the same time.
 - Directional accessible ramps need to be constructed on the site's corner of the 35th Street/McDowell Street intersection.

If we can be of further assistance, please advise.

SLP

c: M.M. Magnasco	North Davidson Partners
J.D. Kimbler	Ralph H. Falls III
A. Christenbury	Rezoning file (2)
E.D. McDonald	