


Charlotte Department of Transportation

Memorandum

Date: January 17, 2008

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 07-040: Located on the west side of North Cedar Street between West 5th Street and Cates Street

We previously commented on this petition in our March 1, 2007 memorandum to you.

This site could generate approximately 100 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 200 trips per day if there is a small retail or office component as permitted by MUDD. This will have a minor impact on the surrounding thoroughfare system.

We have no transportation issues with this petition.

We have the following general comments that are provided to aid the petitioner in planning and subsequent permitting phases:

Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 10' x 10' 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.

The proposed driveway connection(s) to Cedar Street 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 MUDD 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.

Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.

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

Keith MacVean
January 17, 2008
Page 2 of 2

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.

SLP

c: R. H. Grochoske
B. D. Horton
A. Christenbury
E.D. McDonald
The Boulevard Company/Chris Branch
Rezoning File (2)