

# Charlotte Department of Transportation

## Memorandum

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**Date:** May 26, 2006

**To:** Keith MacVean  
Planning Commission

**From:** Scott L. Putnam  
Development Services Division

**Subject:** Rezoning Petition 06-097: Located on the west side of North Davidson Street between East 15th and East 16th Streets

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Both the I-2 and MUDD (unconditional) zoning districts allow for a wide range of land uses, so trip generation cannot reasonably be calculated. CDOT is aware of a proposal to convert this petition to a MUDD(cd) or MUDD-Optional petition, which would specify a proposed land use and intensity. If such a conversion occurs, a proposed-zoning trip generation calculation could be made at that time.

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

1. Any site plan needs to show installation of a complete sidewalk network that provides internal pedestrian circulation as well as pedestrian access to and from 15<sup>th</sup>, 16<sup>th</sup>, Caldwell, and Davidson Streets.
2. Curblines for measuring MUDD setbacks from the four abutting streets are not available at this time. They will be established no later than the beginning of the MUDD (Urban) review process. Please note that recessed parking does not count toward the 14-foot MUDD setback; the 14 feet is measured from the back of curb of any recessed section.

We have the following specific comments that are important to CDOT's support of the rezoning petition. We would like the petitioner to give serious consideration to these comments/requests. These may require coordination with related CMPC issues.

1. Recessed on-street parallel parking should be provided on North Davidson Street. Adequate room should be reserved, however, to provide tree islands and bus-stop provisions, if any (as specified by CATS).
2. On-street parking on 15<sup>th</sup> and 16<sup>th</sup> Streets, proposed or existing, should be recessed enough to allow for two-way traffic flow creating a street cross-section similar to the "Traditional Neighborhood Street" as defined in Charlotte/ETJ Land Development Standard detail #11.10.

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

North Davidson Street is a minor thoroughfare inside Route 4 requiring a minimum of 60 feet of right-of-way. The developer/petitioner should convey right-of-way in fee simple title to meet this requirement, measuring 30 feet from the centerline of the roadway.

Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 10'x10' pedestrian 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 any public street will require a driveway permit(s) to be submitted to CDOT for review and approval. The exact driveway location(s) and width of the driveway(s) will be determined by CDOT during the Urban permit process. The locations of the driveway(s) shown on any 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 prior to the construction/installation of the non-standard item(s). Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

To facilitate Urban permit/driveway permit review and approval, a site plan must include the following:

- Dimension width of the existing and proposed driveways.
- New/reconstructed driveways must be drop curb ramp Type II-modified driveways with 8-foot radii.
- Indicate the locations and widths of all adjacent and opposing driveways.
- Indicate typical parking module dimensions.
- Include a parking summary with figures for the numbers of parking spaces required and provided.

Keith MacVean  
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If we can be of further assistance, please advise.

SLP

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Rezoning File (2)