Charlotte Department of Transportation
Memorandum

Date: July 2, 2008

To: Tammie Keplinger & Tom Drake
                Charlotte-Mecklenburg Planning Department

From: Scott L. Putnam
                Development Services Division

Subject: Rezoning Petition 08-070:   Located in the block bounded by North Davidson Street, East 26th Street, East 27th Street & Yadkin Avenue (revised 6/20/08)

We previously commented on this petition in our March 26 and May 30, 2008 memoranda to you.

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

1. Since the petitioner has reduced the retail from a maximum of 50,000 square feet (sf) to a maximum of 40,000 sf, the number of trips generated by the development has decreased sufficiently so as not to require the mitigation identified in the TIS.

2. As discussed with the petitioner, the residential wide cross section (USDG) needs to be used where parking is to be accommodated on the street. The face of the proposed curbline on both E. 26th Street and Yadkin Avenue needs to be located a distance of 17 feet from the existing centerline of the street. This will provide a 7-foot parking lane adjacent to the curbline. The curbline cannot be recessed or parking permitted on E.26th Street within 100 feet of N. Davidson Street. The site plan needs to be revised accordingly.

3. The extended curblines at the 26th/Yadkin and 27th/Yadkin intersections must provide at least for an 11-foot travel lane (centerline to lip of gutter) and may be increased to accommodate turning movements for Single Unit design vehicles. These design issues will be reviewed during the building permit plan review process.

If we can be of further assistance, please advise.

SLP/slh

c: R. H. Grochoske (via email)   E. D. McDonald (via email)
    S. L. Habina – Review Engineer (via email)   NODA @ 27th Street, LLC/
    B. D. Horton (via email)   Brian Bradley (via email)
    A. Christenbury (via email)   Rezoning File

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