



Charlotte Department of Transportation

Memorandum

Date: October 24, 2011

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE *Mike Davis*
Development Services Division

Subject: Rezoning Petition 2011-73: Approximately 2.81 acres located on the south side of East 3rd Street and surrounded by South Kings Drive, Charlottetowne Avenue, and Cherry Street.

CDOT has completed a review of the subject petition in order to ensure consistency with the Transportation Action Plan (TAP). The TAP seeks to ensure that Charlotte's transportation network supports current and future land uses and includes streets that provide safe and comfortable mobility for motorists, pedestrians, bicyclists, and transit users. Based on our review of the petition, we offer the following comments.

Vehicle Trip Generation

This rezoning petition does not specify either existing or proposed uses, and states that the proposed uses will be "all uses allowed in the MUDD District". As such, CDOT cannot provide trip generation at this time. We will provide trip generation information if specific land uses, and building square footage information is provided.

We have the following comments regarding apparent conflicts between the proposed rezoning and existing ordinances or policies:

1. This site will likely be regulated under the City's Subdivision Ordinance. If so, Cherry Street should be built to an Office/Commercial Wide (CLDSM U – 05A) street cross section along the petitioner's property frontage. The back of the proposed curb would be established 20.5 ft from the centerline of Cherry Street into the site along the petitioner's property frontage. The 14 ft building setback would be measured from this back of curb.
2. An 8-foot planting strip and 6-foot sidewalk is required by the Zoning Ordinance along Kings Drive, 3rd Street, Cherry Street, and Charlottetowne Avenue.

In addition to the comments above, CDOT requests the following changes to the rezoning plan:

1. We request the petitioner provide cross access between parcels 1210614, 12510622, and 12510605 via an internal private drive, with any future access being limited to Cherry Street and Kings Drive. No new driveways will be permitted on Charlottetowne Avenue.

2. We request the curb and gutter at the intersection of Charlottetowne Avenue and Cherry Street be modified to extend to the location of the existing painted curb extensions. This will involve installing new curb and gutter, accessible ramps, and sections of sidewalks along Charlottetowne Avenue on both sides of Cherry Street.
3. Kings Drive is classified as a major thoroughfare according to the MUMPO Thoroughfare Plan, requiring 80 ft of total right-of-way. However the draft Midtown Morehead Cherry Area Plan recommends a future right – of – way of 101 ft along Kings Drive. As such, we request the petitioner dedicate 20 ft of right – of – way along Kings Drive, measured from the existing right-of-way line into the petitioner’s site.
4. Charlottetowne Avenue is classified as a minor thoroughfare according to the MUMPO Thoroughfare Plan, requiring 60 ft of total right-of-way. However, the draft Midtown Morehead Cherry Area Plan recommends 97 ft of right-of-way along Charlottetowne. As such, we request the petitioner dedicated 13 ft of right-of-way along the property’s frontage on Charlottetowne.

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. 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 driveways 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. Pending additional site plan information, access to 3rd Street and Kings Drive needs to be reduced from the existing two driveways per street to one driveway per street.
2. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' and two 10' x 70' 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. Any proposed driveway connection(s) to Cherry Street will require a driveway permit(s) to be submitted to CDOT for review and approval.
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.

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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.

If we can be of further assistance, please advise.

c: R. H. Grochoske
B. D. Horton
Rezoning File