

# Charlotte Department of Transportation

## Memorandum

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**Date:** March 23, 2012

**To:** Tammie Keplinger  
Charlotte-Mecklenburg Planning Department

**From:** Michael A. Davis, PE *Rich H. Grochoske for*  
Development Services Division

**Subject:** Rezoning Petition 12-009      Approximately 0.45 acres located on the south side of North Davidson Street between Herrin Avenue and Donatello Avenue  
*(revised site plan 3/12/2012)*

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CDOT has previously provided comments on this petition in our previous memoranda dated December 22, 2011. Since then, the petitioner has reduced the proposed number of apartment units from 22 to 20. As such, this memo reflects the estimated trip generation change resulting from the reduction in proposed units.

### Vehicle Trip Generation

This site could generate approximately 80 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 135 trips per day. This will have a minor impact on the surrounding thoroughfare system.

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

1. It appears that the proposed 42" high fence along North Davidson Street negatively impacts and potentially blocks the required departure sight distance triangle identified in the CDOT sight distance policy. Therefore, we request the petitioner lower the proposed height of the wall from 42" to 30" maximum to provide for adequate sight distance when exiting the proposed driveway.

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

1. North Davidson Street is classified as a minor thoroughfare according to the adopted MUMPO thoroughfare plan, and requires a future right of way dimension of 60'. As such, we request the petitioner dedicate right-of-way measuring 30' from the centerline of the existing right-of-way into the petitioner's site.

If we can be of further assistance, please advise.

D. Rorie

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