



Charlotte Department of Transportation

Memorandum

Date: June 26, 2009

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

From: Michael A. Davis, PE *Rich He Gubala for*
Development Services Division

Subject: Rezoning Petition 09-054: Located along North Sharon Amity Road
across from Colwick Road
(Revised June 18, 2009)

We previously commented on this petition in our May 27, 2009 memorandum to you.

Consistency with Transportation Action Plan (TAP): The two goals of the TAP that most directly affected the staff's review of this petition define the integration of land use and transportation, and the provision of transportation choices.

- Goal 1 of the TAP relies on implementation of the Centers, Corridors and Wedges land use strategy. This project site is located in a Mixed-Use Center. Such areas should include a dense and interconnected street network. Specific comments are provided below to link proposed changes in land use with improved transportation network.
- Goal 2 of the TAP describes various connectivity and design features that are important for motorists, pedestrians and bicyclists. Specific comments are provided below to bring the petition into compliance with best practices for multimodal transportation.

Vehicle Trip Generation

This site could generate approximately 300 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,700 trips per day. This has the potential to have a significant impact on the surrounding thoroughfare system.

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

1. The existing driveway located on the east side of the building does not meet current *Charlotte Land Development Standards*. The current standard for a one way drive is 20 feet. CDOT advises the petitioner consult with the Charlotte Fire Department on this particular driveway width. Based on site conditions CDOT supports the drive as shown on the site plan.

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

1. North Sharon Amity is a major thoroughfare requiring a minimum of 100 feet of right-of-way measured 50 feet from the centerline. We understand that the full 50 feet may not be practicable due to the existing build location. We request that the petitioner convey right-of-way in fee simple title to meet this requirement. CDOT recommends that the petitioner seek a right-of-way encroachment agreement for the proposed outdoor dining show on the revised site plan as it will fall within the proposed right-of-way.

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. North Sharon Amity Road is currently a median divided road in the location of the western driveway shown on the site plan. Based on the proposed use CDOT reserves the right to require the petitioner to shorten or lengthen the existing median (during the driveway permitting process) if deemed necessary due to increased driveway traffic volumes at this location created by the change in land use of this property.

If we can be of further assistance, please advise.

- c: R. H. Grochoske (via email)
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Rezoning File