



Charlotte Department of Transportation

Memorandum

Date: August 2, 2010

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

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

Subject: Rezoning Petition 10-054: Located along the east side of Sharon Road between Morrison Boulevard and Coltsgate Road extending to abut Coltsgate Road

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 Activity Center. Such areas should include a dense and interconnected network of thoroughfares and local streets. 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

With the array of uses allowed in O-1 and MUDD zoning categories, a wide range of trip generation is possible for either the existing or proposed zoning scenarios. Given the size of the site and its proximity to the good street network in the area, there should only be minor impacts to the transportation system resulting from this rezoning.

CDOT requests the following changes to the rezoning plan:

1. CDOT requests the subject rezoning petition be planned for an important future street connection in the South Park Activity Center area. The existing block length on Sharon Road between Coltsgate Road and Morrison Boulevard is approximate 1,400 feet and therefore CDOT is requesting a connection to divide up this superblock. This future connection would connect to the existing traffic signal at Sharon Road to provide access to parcel no. 18317702. CDOT is requesting for the petitioner to plan for a future vehicular and pedestrian connection "as direct as possible" between the traffic signal at Sharon Road and Coltsgate Road. As future redevelopment occurs near this site, hopefully the above street connection will continue and connect to Coltsgate Road in the future.

2. CDOT requests as this future street connection approaches Sharon Road (between Sharon Road and the existing east/west access point, the typical section needs to resemble a “real” street (i.e. remove the existing 90 degree head-in parking and replace with recessed parallel parking and provide for a minimum of three (3) approach lanes (i.e. one entering the site, and one left-turn and one thru/right turn lane exiting the site onto Sharon Road.

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. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
2. 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 (via email)
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Rezoning File