



Charlotte Department of Transportation

Memorandum

Date: December 23, 2010

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE *Paul H. Gushake for*
Development Services Division

Subject: Rezoning Petition 11-007: Located in the northeast corner of the
Toddville Road and Lewhaven Drive
intersection

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 Wedge. Such areas should include an interconnected network of thoroughfares and local streets. Specific comments are provided below to better 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

The square footages for the existing approved zoning and proposed conditional plan are requested to determine the trip generation and the impact on the surrounding thoroughfare system.

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

1. Toddville Road is a city maintained roadway therefore the reference of Toddville Road as NC 27 needs to be removed.

CDOT requests the following changes to the rezoning plan:

1. Toddville Road is minor thoroughfare requiring a minimum of 70 feet of right-of-way. We request that the petitioner convey right-of-way in fee simple title to meet this requirement.

2. The proposed transportation improvements and extension of the unnamed 60-foot right-of-way street as stipulated in the previous Rezoning Petition No. 2008-117 may be implemented with Phase II of the proposed development (i.e. additional new beds and not the physical therapy facility construction). However note 3 on the current conditional site plan needs to be revised to reflect the previous approved notes and street alignment as shown on 2008-117 approved conditional plan.

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)
J. A. Carroll – Review Engineer (via email)
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Rezoning File