



Charlotte Department of Transportation

Memorandum

Date: January 5, 2010

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 11-009: Circle at Piedmont Town Center located on Carnegie Blvd.

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 Center and in the South Park Mixed-Use Activity Center. This area should include a dense and interconnected street network. 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 zoning and proposed conditional plan are requested to determine the trip generation and the impact on the surrounding thoroughfare system. CDOT needs information relative to the amount (sf) of ground floor retail proposed for subject site.

CDOT requests the following changes to the rezoning plan:

1. CDOT requests the proposed new street shown on the site plan to be designated as a "public" street. This proposed street is shown as a major collector on the City Council's adopted Street Collector Map (November 27, 2000). The new street's right-of-way should be a minimum of 40 feet to provide for 2-11' travel lanes, 5' curb/gutter, and 13' of total planting strip. The proposed public street requires a minimum 40 feet of right-of-way. Sidewalk easements are also needed to be conveyed to the City. We request that the petitioner convey right-of-way and/or easements in fee simple title to meet this requirement.
2. The intersection of proposed public street and Carnegie Boulevard needs to be a conventional four-approach intersection (with the 4th approach serving the site's parking deck driveway). The site's parking deck driveway (4th intersection approach) and Carnegie

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Boulevard (East) need to align. A 50 feet minimum northbound left-turn storage lane needs to be provided on the proposed new street to service entering traffic to the site.

3. The petitioner needs to check with the Charlotte Fire Department to determine if fire apparatus equipment can maneuver within the propose "Fire Access Drive" and are able to back-up to Carnegie Boulevard if necessary.
4. Please verify if the proposed fire access/service drive will not access the parking deck and service residential traffic, due to the offset driveway across Carnegie Blvd.
5. The proposed sidewalk needs to be extended to site's southern property line.

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)
B. D. Horton (via email)
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E. D. McDonald (via email)
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Rezoning File