



Charlotte Department of Transportation

Memorandum

Date: April 7, 2011

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 11-025: 1.6 Acres located on the northeast quadrant of Wesley Heights Way and Duckworth Avenue

The Charlotte Department of Transportation (CDOT) has completed a review of the subject petition in order to ensure consistency with the Transportation Action Plan (TAP). The TAP seeks to ensure that Charlotte's transportation network supports current and future land uses and includes streets that provide safe and comfortable mobility for motorists, pedestrians, bicyclists, and transit users. Based on our review of the petition, we offer the following comments.

Vehicle Trip Generation

This site is requesting a site plan amendment for smaller component of a larger conditional zoning district. The proposed 40 multi-family units will generate approximately 265 trips per day. This will not have an impact on the surrounding street system.

CDOT requests the following change to the rezoning plan:

1. The previous approved zoning petition for this parcel specified Duckworth Avenue to be upgraded to a local residential wide street section (widening only on the petitioner's side) and maintaining Duckworth's current centerline. The site is also in a pedestrian overlay district calling for on-street parking, 8 feet planting strips, and 6 feet sidewalks along the parcels frontage with Duckworth Avenue and Wesley Heights Way. Providing on-street parking would require the existing curblines to relocate at the petitioner's expense. CDOT requests the petitioner retain CDOT's conditional notes #1 and #2 as depicted on sheet 2 of the existing conditional zoning (2007-104).

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. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' and two 10' x 70' sight triangles are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance(s). Such items should be identified on the site plan.

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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.
3. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.

If we can be of further assistance, please advise.

c: R. H. Grochoske