



Charlotte Department of Transportation

Memorandum

Date: August 19, 2011

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 2011-065: Approximately 319.91 acres located on the east and west side of Shopton Rd West generally surrounded by Winget Rd, Elkhorn Drive, Limehurst Place and Hatfield Rd

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 could generate approximately 4,650 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 6,200 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CDOT requests the following changes to the rezoning plan:

1. CDOT requests that the connection of Winget Road to Shopton Road West be completed.
2. CDOT is actively in discussions with the petitioner regarding the extension of Winget Road past the existing stream crossing in front of Glengate at the Sanctuary Phase 2. Additional comments related to this stream crossing will be provided by CDOT in the reviews of subsequent site plans.
3. Winget Road (aka Carowinds Blvd Extension) is classified as a major thoroughfare according to the MUMPO thoroughfare plan, and requires one hundred feet (100') of right of way. CDOT requests that the petitioner dedicate one hundred (100') feet of right of way along the future Carowinds Blvd Extension alignment to the western property line of parcel

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.

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1. According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte.
2. 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.
3. The proposed driveway connection(s) to Shopton Road West will require a driveway permit(s) to be submitted to CDOT and the North Carolina Department of Transportation for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
4. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
5. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
6. 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.

We anticipate that NCDOT will request the following, and recommend the Petitioner work directly with NCDOT regarding the anticipated request.

1. CDOT recommends the petitioner contact Mr. Richard Odynski with NCDOT at 704.560.6900 regarding whether the original traffic impact analysis performed for The Sanctuary is sufficient for the current rezoning petition.

If we can be of further assistance, please advise.

c: A. Christenbury
L. Mitchell
Rezoning File