



Charlotte Department of Transportation

Memorandum

Date: January 24, 2012

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 2012-21: Approximately 5.0 acres located on the west side of University Executive Park Drive off West WT Harris Blvd

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 has unused development entitlements that are specified in rezoning petitions 1998 – 89 and 2001-103 (O -2CD), that give the petitioner the option to develop either an approximately 27,000 sf office building or a 114 room hotel. As such, the existing trip generation has been provided to reflect both scenarios.

This site could generate approximately 490 trips per day as currently zoned if developed as an office building. However, this site could generate approximately 930 trips per day as currently zoned if developed as a hotel. Under the proposed zoning the site could generate approximately 700 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CDOT requests the following changes to the rezoning plan:

1. It appears the petitioner is proposing a gated entrance at University Executive Park Drive. We request the petitioner remove the proposed gated entrance from the site plan and provide a 20' minimum public access easement along the easternmost north /south private drive from University Executive Park Drive to Collins – Aikman Drive. If a gate is to be provided we request the entrances require a 40' minimum offset from the public right-of-way and an adequate turn around space between the proposed gate and the zoning required setback line.
2. CDOT requests the petitioner revise note "c" under the "Access" section of the Development Standards to "The placements and configurations of vehicular access points are subject to any minor modifications, as approved by CDOT, required to accommodate final site and construction plans. This includes any adjustments required for approval by CDOT."

3. We request the petitioner show a proposed eight (8) foot planting strip and six (6) foot sidewalk along the site's frontage on Collins – Aikman.

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. 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 proposed street entrance. Two 35' x 35' and two 10' x 70' sight triangles are required for the entrances to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance. Such items should be identified on the site plan.
3. The proposed driveway connection to University Executive Park Drive will require a driveway permit to be submitted to CDOT for review and approval. The exact driveway location and type/width of the driveway will be determined by CDOT during the driveway permit process. The location of the driveway shown on the site plan is subject to change in order to align with any driveway 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.

If we can be of further assistance, please advise.

c: R. H. Grochoske
B. D. Horton
Rezoning File