



# Charlotte Department of Transportation

## Memorandum

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**Date:** October 3, 2013

**To:** Tammie Keplinger  
Charlotte-Mecklenburg Planning Department

**From:** Rick Grochoske, PE *Rick H. Grochoske for*  
Development Services Division

**Subject:** Rezoning Petition **13-024:** Approximately 16.6 acres on W.T. Harris  
Blvd and Davis Lake Pkwy

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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 9,200 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 9,200 trips per day.

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

1. It appears that the development of Parcel 6 as depicted on sheet RZ-1 of the rezoning petition will require the elimination of a tree ordinance required tree save area associated with the existing retail development.

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. Since this proposal would concentrate more of the site traffic at the first driveway on Davis Lake Parkway, CDOT has determined that a left-turn lane will be necessary. The engineering design and construction of the left-turn lane is the responsibility of the owner, and shall be performed by a professional engineer registered in the State of North Carolina who has roadway-design experience. CDOT will only approve the proposed public street/private driveway connection(s) provided that a left-turn lane is constructed on Davis Lake Parkway. We recommend the rezoning plan reflect the design of this required left-turn lane prior to submittal/approval of the private driveway connection. The left-turn lane needs to be

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designed using NCDOT standards with a minimum 150 feet of storage. This roadway improvement is required to meet the traffic demands of the proposed development.

If we can be of further assistance, please advise.

R. Grochoske

cc: S. Correll  
Rezoning File