



Charlotte Department of Transportation

Memorandum

Date: July 26, 2013

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 13-065 Approximately 1.239 acres located on the south side of Iverson Way between South Boulevard and Lyndhurst Avenue.

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 257 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 172 trips per day.

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

1. The proposed sidewalk along Iverson Way that falls outside the limits of the existing right-of-way will need to be located within a minimum 2' sidewalk utility easement measured from the back of sidewalk into the site.

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. The proposed driveway connection to Iverson Way 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 locations of the driveway shown on the site plan are subject to change in order to align with driveway on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
2. We understand the petitioner wishes to gate the proposed site entrance that connects to Iverson Way. The proposed entry gates will be subject to the approval of CDOT, and the petitioner will need to demonstrate to CDOT that the proposed gates do not negatively impact the safety and operations of Iverson Way in order to obtain driveway permit approval. Additionally, the petitioner will need to provide an adequate turnaround for the proposed gate

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to ensure that there is no vehicular maneuvering and/or queuing within the public right-of-way and required building setback.

3. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
4. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
5. 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.

F. Obregon

cc: S. Correll
Rezoning File