



Charlotte Department of Transportation

Memorandum

Date: October 28, 2013

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE
Development Services Division

Subject: Rezoning Petition 13-095: Approximately 7.23 acres located on the west side of Weddington Road between Simfield Church Road and Portstewart Lane.

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 1,900 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 550 trips per day.

The petitioner has elected to provide a Transportation Technical Memorandum (TTM) to evaluate any transportation impacts associated with the proposed development. We anticipate meeting with the petitioner's traffic consultant within the upcoming weeks to determine the study parameters for the TTM. We will provide specific comments on the TTM in subsequent memoranda.

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. We understand that Chapter 19 of the City Code will require curb and gutter to be installed along the site's frontage on Weddington Road. The back of the proposed curb and gutter needs to be located 34' from the center line of Weddington Road. We request the petitioner to show the curb and gutter on subsequent site plan submittals.
2. According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate all private driveway connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte. CDOT has determined that a left-turn lane is necessary to serve the traffic using the proposed private driveway connection for this site. 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 private driveway

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connection provided that a left-turn lane is constructed on Weddington Road. We recommend the rezoning plan reflect the design of this required left-turn lane prior to approval of the private driveway connection. The left-turn lane needs to be designed using NCDOT standards with a minimum 100 feet of storage. This roadway improvement is required to meet the traffic demands of the proposed development.

3. 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 entrance 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.
4. The proposed driveway connection to Weddington Road will require a driveway permit to be submitted to CDOT and the North Carolina Department of Transportation 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.
5. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
6. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
7. 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.Leonard

cc: S. Correll
Rezoning File