



Charlotte Department of Transportation

Memorandum

Date: April 2, 2014

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From:


Dennis E. Rorie, PE
Development Services Division

Subject: Rezoning Petition 14-028: Approximately 1.68 acres located on the southeast corner at the intersection of Abbey Place and Hedgemore Drive.

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 285 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,030 trips per day.

CDOT requests the following changes to the rezoning plan:

1. We request the petitioner add the following note to the Transportation Improvements section of the Development Standards:

"The petitioner will install additional concrete at corner of Abbey Place & Hedgemore Drive to allow for cyclists to maneuver around the building corner clear of pedestrians exiting the building. The final design will of this corner treatment will be determined during the commercial permit process. Note that this transition area will not be brick pavers but will be concrete with the construction joints designed in a manner that is consistent with the construction joints on typical shared use paths that the City has constructed"
2. We request the petitioner acknowledge in note "B" under the "Streetscape, Landscaping, and Buffers" section the commitment to construct the 12' sidewalk along the site's public street frontage where the proposed sidewalk abuts the building (As generally depicted on sheet RZ-1).

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.

Tammie Keplinger

April 2, 2014

Page 2 of 2

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). 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 connections to Abbey Place will require driveway permits to be submitted to CDOT for review and approval. The exact driveway locations and type/width of the driveways will be determined by CDOT during the driveway permit process. The locations of the driveways shown on the site plan are subject to change in order to align with driveways 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.Leonard

cc: S. Correll
Rezoning File