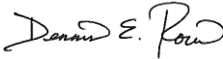# Charlotte Department of Transportation
Memorandum

Date: May 29, 2014

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From:

Dennis E. Rorie, PE
Development Services Division

Subject: Rezoning Petition 14-067:   Approximately 91.31 acres located on the
south side of Shamrock Drive across
from Glenville Avenue and east side of
Eastway Drive across from Dunlavin Way.

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 1,700 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 3,300 trips per day.

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

1. This site appears to be a multiple building site that may be subject to the Subdivision Ordinance requirements for block spacing.

In addition to the comments above, CDOT requests the following changes to the rezoning plan:

1. We request the petitioner provide how many transit users they anticipate will live at this facility. This information will help better identify the adequacy of the existing transit stop locations.

2. We request an in-person meeting with the petitioner to better understand the proposed traffic operations associated with the proposed development. Specifically, we request the petitioner provide information regarding the number of individuals that own cars and intend to drive to and from the facility, anticipated transit ridership, along with how the 70,000 sf of accessary non-residential buildings will be used.

FAST – FRIENDLY - FLEXIBLE

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 existing/proposed street entrance(s). Two 35' x 35' are required for the entrance(s) to meet requirements. 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. Any existing/proposed driveway connection to a public or private street 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