



Charlotte Department of Transportation

Memorandum

Date: December 1, 2014

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From:

Dennis E. Rorie, PE
Development Services Division

Subject: Rezoning Petition 15-008: Approximately 10.01 acres located on the southwest corner at the intersection of Idlewild Road and Wyalong 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 3,200 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 5,500 trips per day.

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

1. Section 12.529 of City Code requires that new commercial developments provide sidewalk connections to the adjoining public street(s). Currently, this rezoning petition does not depict any such pedestrian connections. We request that the petitioner revise the plans to comply with City Code. Furthermore, we request pedestrian connections from the proposed development sites to the internal sidewalks within the existing Mintworth Commons development. Please see accompanying sketch with example pedestrian connections below.

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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.

K. Bryant

cc: S. Correll
Rezoning File