



Charlotte Department of Transportation

Memorandum

Date: March 27, 2015

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From:


Dennis E. Rorie, PE
Development Services Division

Subject: Rezoning Petition 15-014: Approximately 4.66 acres located on the northeast corner at the intersection of Park Road and Sharon Road (**Revised 2/13/15**).

CDOT has previously commented on the subject petition in our memoranda to you dated January 30, 2015 and February 23, 2015.

Vehicle Trip Generation

This site could generate approximately 170 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 500 trips per day.

CDOT requests the following changes to the rezoning plan:

1. In response to recent discussions with the petitioner and area residents, CDOT staff is presently developing concepts for different pavement parking treatments along the site's frontage in order to identify the best operation of Sharon Road in this area. These concepts will be available for review by the petitioner and residents shortly before the planned public hearing. Some modifications to the site plan may be appropriate following review and evaluation of these options by the petitioner and the residents.
2. Sharon Road has an Urban Street Design Guidelines (USDG) classification of Avenue. The future curblines of Sharon Road should accommodate three 11-foot travel lanes and two 5-foot bicycle lanes (43 total feet of pavement width), with an 8'-wide planting strip and 6'-wide sidewalk. Please revise the plan view with dimensions and notes, and revise Transportation notes to reflect the following improvements along the site's Sharon Road frontage.
 - a. At the intersection of Park Road along Sharon Road within the existing splitter island, relocate the curb line to create a 5'-wide bicycle lane.
 - b. Along the existing site's frontage where curb and gutter is present, relocate the curb line to create a 5'-wide bicycle lane.

- c. Establish the new back of curb location at 24' from centerline where curb and gutter does not exist.
- d. Along the entire Sharon Road frontage, establish an 8'-wide planting strip and 6'-wide sidewalk.

See the Figure 1 and Figure 2 below.

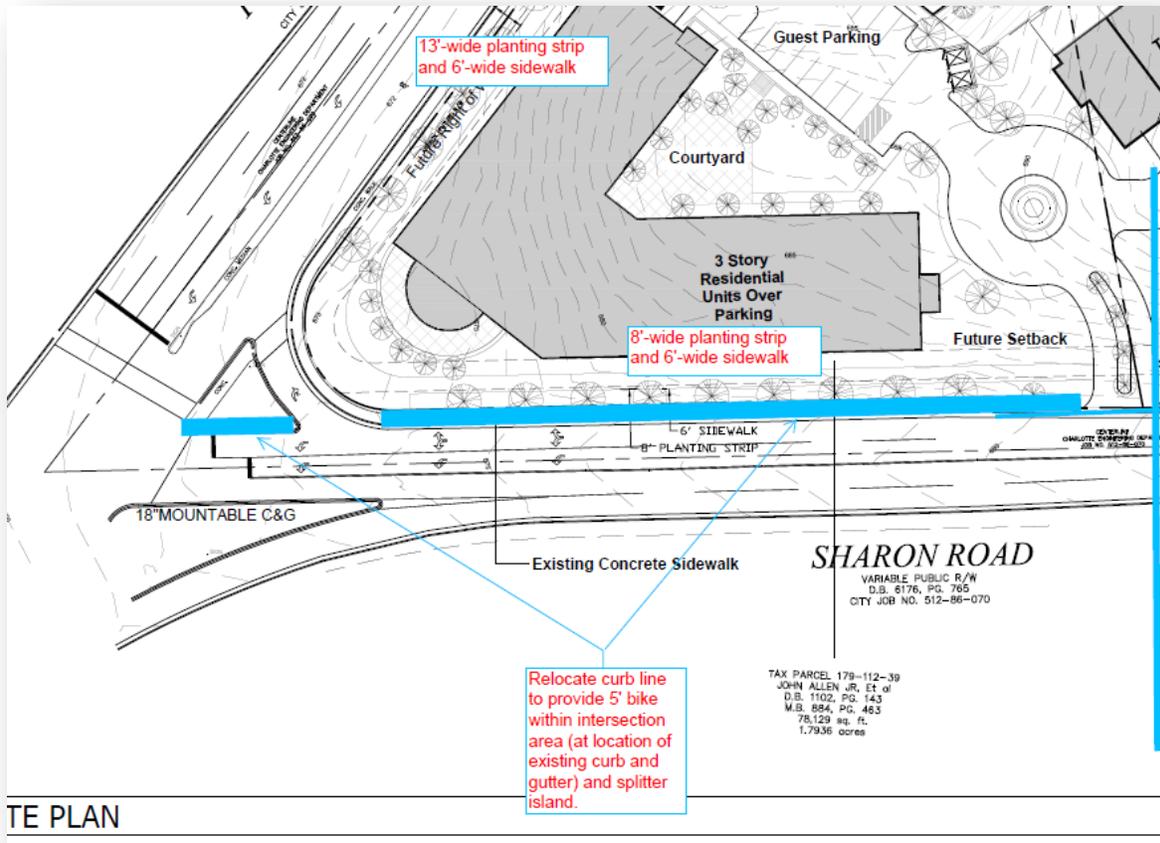


Figure 1

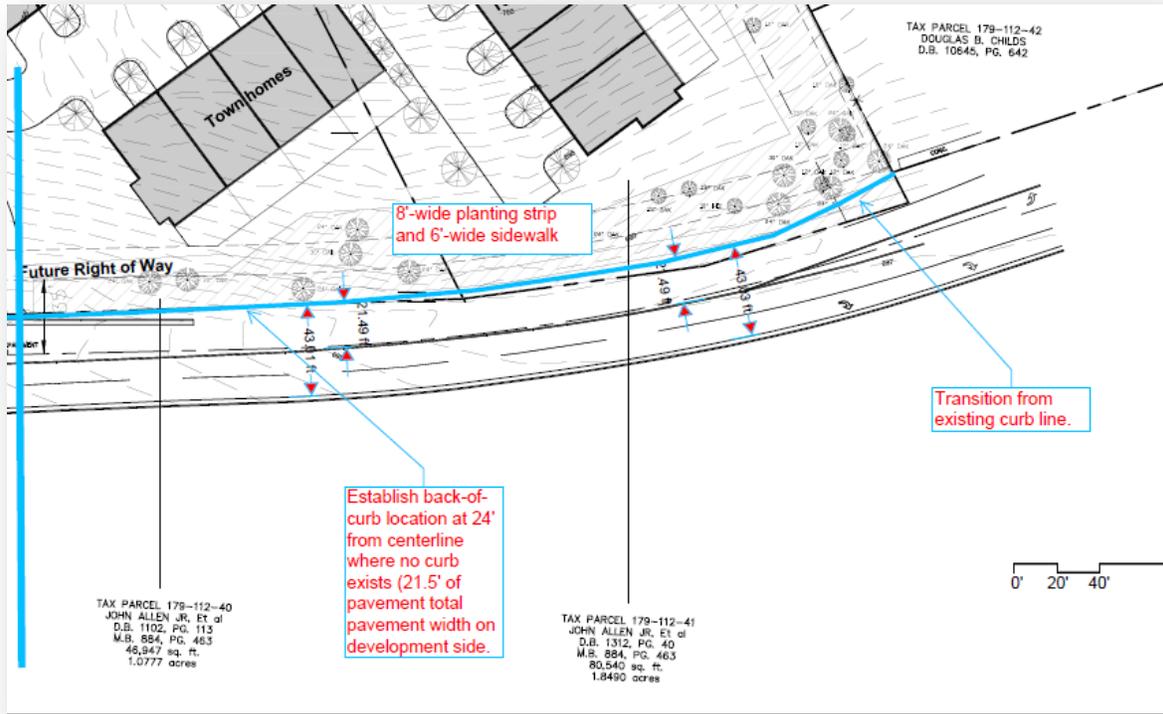


Figure 2

3. CDOT requests that the petitioner modify the splitter island at the intersection to accommodate the following changes. Please revise the plan view with dimensions and notes, and revise Transportation notes accordingly:
 - a. At the intersection of Park Road along Sharon Road within the existing splitter island, relocate the curb line to create a 5'-wide bicycle lane.
 - b. Replace the back-of-curb sidewalk with an 8'-wide planting strip and 6'-wide sidewalk.
 - c. Make necessary modifications at the splitter island such as relocating curb ramps, relocating pedestrian signal poles, re-marking crosswalks, and any other modifications or various appurtenances deemed necessary by CDOT.
4. CDOT requests that the petitioner revise the site plan to include dedication of a minimum 50'-wide easement in which the internal private street can be extended at a future date should the parcels to the north redevelop. See Figure 3 below.

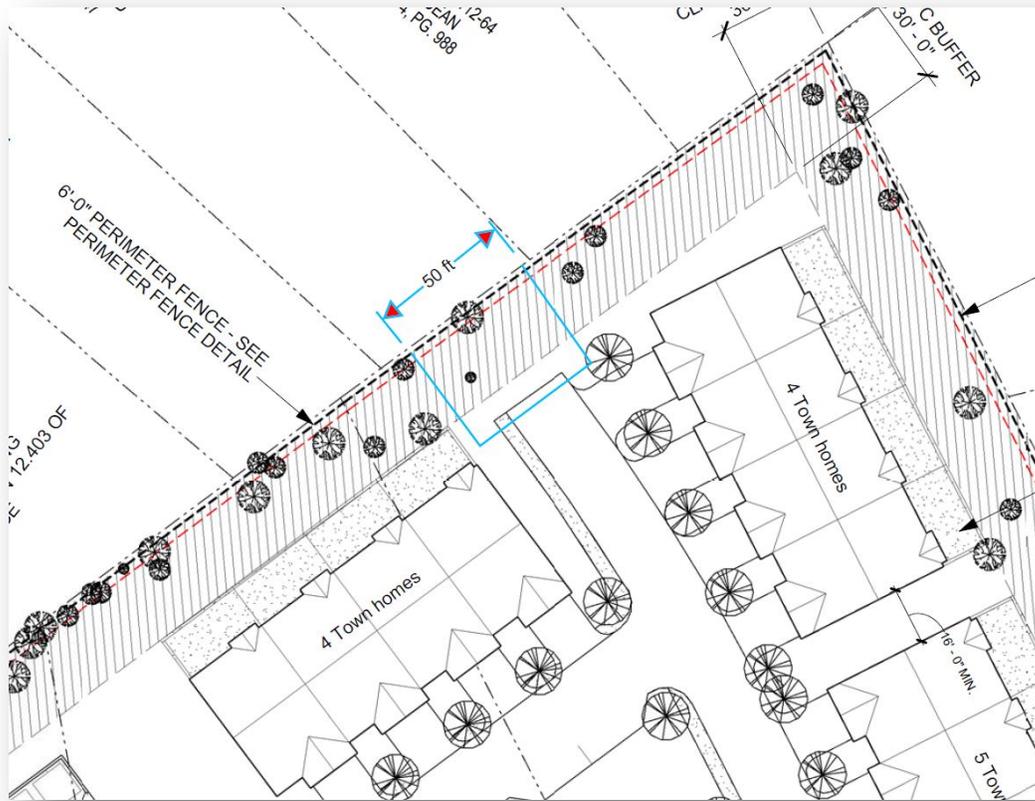


Figure 3

If we can be of further assistance, please advise.

K. Bryant

cc: S. Correll
Rezoning File