



# Charlotte Department of Transportation

## Memorandum

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**Date:** July 29, 2015

**To:** Tammie Keplinger  
Charlotte-Mecklenburg Planning Department

**From:** Michael A. Davis, PE *Mike Davis*  
Development Services Division

**Subject:** Rezoning Petition 15-100: Approximately 2.57 acres located on the northwest corner at the intersection of Randolph Road and South Colonial Avenue.

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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 4,340 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 5,050 trips per day. The petitioner has submitted a traffic impact study (TIS). CDOT will provide additional comments following our review of the TIS.

### CDOT requests the following changes to the rezoning plan:

1. We anticipate that a left-turn lane will be required on Randolph Road.
2. CDOT is evaluating whether or not a traffic signal should be installed at Colonial as part of this petition.
3. The setback for this site will be measured off the back of a future curb that has not been established. We request that the setback accommodate space for a future multi-use path, per the bike plan.

### 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. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
2. 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,

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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.