




Charlotte Department of Transportation

Memorandum

Date: September 23, 2015

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE 
Development Services Division

Subject: Rezoning Petition 15-107: Approximately 13.0 acres located on the south side of David Cox Road near the intersection of David Cox Road and Davis Lake Parkway (*revised 9/18/2015*).

CDOT has previously commented and provided you our comments in our August 29th memorandum to you. Based on our review of the revised petitions, site plan we offer the following comments.

Vehicle Trip Generation

This site could generate approximately 110 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 600 trips per day.

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

1. The revised site plan needs to indicate all the required transportation improvements, including curb /gutter, pavement widening, planting strip and sidewalk will be implemented along the site's David Cox Rd. frontage. Also the 150' westbound left turn storage lane requirement (see below) on David Cox Road at Public Road "A" needs to be shown. Please show all the required transportation improvements on David Cox Rd. on the next revised site plan and include a conditional note stating: *"All transportation improvements will be implemented and approved by the City before the first subdivision lot certificate of occupancy is issued"*.
2. As indicated on the revised site plan David Cox Road's future back of curb needs to be located 26 feet and future right-of-way 42 feet from its existing centerline by the petitioner. Please add a conditional note stating: *"David Cox Road's right-of-way as measured 42' from its existing centerline will be dedicated in fee simple along the site's frontage before the first subdivision lot certificate of occupancy is issued"*.
3. The site plan needs to be revised to remove the proposed northbound Davis Lake Parkway left turn lane at Harris Woods Blvd. This left turn is existing

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. CDOT has determined that a left-turn lane is necessary to serve the traffic using the proposed public street/private driveway connection for this site. The engineering design and construction of the left-turn lane is the responsibility of the owner, and shall be performed by a professional engineer registered in the State of North Carolina who has roadway-design experience. ***CDOT will only approve the proposed public street/private driveway connection provided that a westbound left-turn lane is constructed on west bound David Cox Road at Public Road "A".*** We recommend the rezoning plan reflect the design of this required left-turn lane prior to submittal/approval of the public street/private driveway connection. The left-turn lane needs to be designed using NCDOT standards with a minimum 150 feet of storage. This roadway improvement is required to meet the traffic demands of the proposed development.

Since David Cox Road is a state-maintained facility, we anticipate that NCDOT may have rezoning comments as well and recommend the Petitioner work directly with Ms. Wendy Taylor with NCDOT at 980.523.0013 regarding their anticipated comments.

If we can be of further assistance, please advise.

R. Grochoske

cc: S. Correll
Wendy Taylor, NCDOT (via email)
Rezoning File