



# Charlotte Department of Transportation

## Memorandum

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**Date:** August 29, 2015

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

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

**Subject:** Rezoning Petition 15-111: Approximately 2.48 acres located on the southwest corner at the intersection of North Wendover Road and Melchor Avenue.

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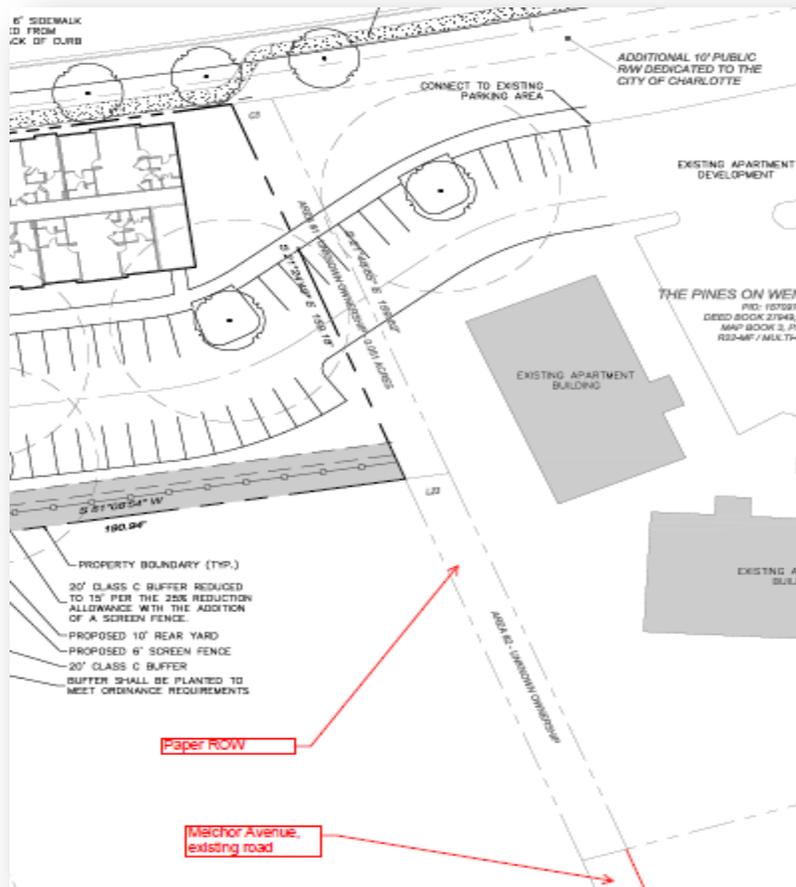
CDOT has completed a review of the subject petition in order to ensure consistency with the Transportation Action Plan (TAP). The TAP seeks to ensure that Charlotte's transportation network supports current and future land uses and includes streets that provide safe and comfortable mobility for motorists, 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 80 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 370 trips per day.

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

1. Based on our 8/27 meeting to discuss this site, CDOT recommends providing a new street connection to Wendover Road to align with a possible future extension of Cascade Circle. Due to sight distance concerns, we cannot support the proposed driveway located on the western end of the site.
2. CDOT has no imminent plans to connect Melchor Avenue to Wendover Rd. However, CDOT recommends the existing paper ROW should remain for a future connection.



3. Wendover Road is a state-maintained road. NCDOT has indicated they will require a left-turn lane for any access to this site from Wendover. Based on the future curbline identified on the site plan, the widening of Wendover for the turn lane will need to be constructed symmetrically. The new curbline should be installed to include a 5' bike lane that will be activated at a later date.

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. The proposed driveway/street connections to Wendover Road will require a driveway permit(s) to be submitted to CDOT and the North Carolina Department of Transportation for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.

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2. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
3. 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.

Carlos Alzate

cc: S. Correll  
Rezoning File