

Date:	December 1, 2014	
То:	Tammie Keplinger Charlotte-Mecklenburg Planning Department	
From:	Dar	in E. Pou
	Dennis E. Rorie, PE	
	Development Services Divis	sion
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.

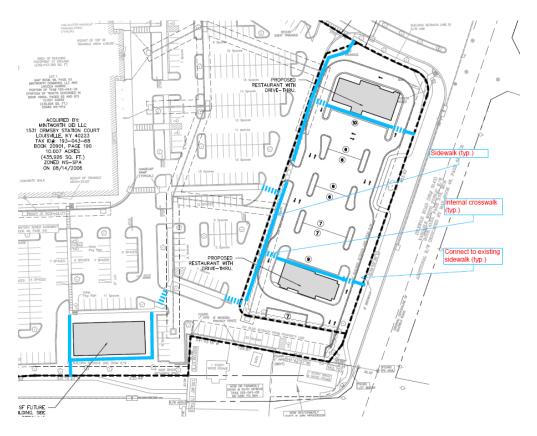
Vehicle Trip Generation

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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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.
- 2. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' sight triangles are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance(s). Such items should be identified on the site plan.
- 3. The proposed driveway connection(s) to Wyalong Drive and Mintworth Avenue will require a driveway permit(s) to be submitted to CDOT 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.
- 4. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.

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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 nonstandard 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