


# 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   
Development Services Division

**Subject:** Rezoning Petition 15-112: Approximately 0.55 acres located on the east of Sharon Road between Ashley Park Lane and Louisburg Square Lane.

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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 6,700 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 8,300 trips per day.

CDOT believes the actual vehicle stacking will be greater than what is depicted on the plan. However, the impacts of the queue are internal to the site. We do not have further comments.

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. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
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.

Tammie Keplinger  
August 29, 2015  
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Carlos Alzate

cc: S. Correll  
Rezoning File