

Charlotte Department of Transportation

Memorandum

Date: May 26, 2006

To: Keith MacVean
Planning Commission

From: Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 06-085: Located on the southeast corner of
Westinghouse Boulevard and Goodrich Drive

This site could generate approximately 200 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 400 trips per day. This will have a minor impact on the surrounding thoroughfare system.

We have the following specific comments that are critical to CDOT's support of the rezoning petition:

1. The scale on the site plan is 1 inch equals 50 feet and not 40 feet as shown.
2. Westinghouse Boulevard is a major thoroughfare requiring a minimum of 100 feet of right-of-way, measuring 50 feet from the centerline of the roadway. The site plan shows that the existing right-of-way is located 75 feet from the centerline of the roadway. If this information is correct, then no additional right-of-way (no future right-of-way or transitional setback) is necessary. Please verify existing right-of-way and setbacks and dimension accurately on the site plan.
3. A footprint of the proposed building expansion should be shown on the site plan.
4. The site plan should reflect installation of a complete sidewalk network that provides internal pedestrian circulation as well as pedestrian access to and from Westinghouse Boulevard and Goodrich Drive.

We have the following specific comments that are important to CDOT's support of the rezoning petition. We would like the petitioner to give serious consideration to these comments/requests. These may require coordination with related CMPC issues.

1. Roadway improvements should include 6' sidewalks, 8' planting strips and wide outside lanes for future bicycle lanes on Westinghouse Boulevard; 5' sidewalks and 8' planting strips on Goodrich Drive.

We have the following general comments that are provided to aid the petitioner in planning and subsequent permitting phases:

Westinghouse Boulevard is a major thoroughfare requiring a minimum of 100 feet of right-of-way. The developer/petitioner should convey right-of-way in fee simple title to meet this requirement, measuring 50 feet from the centerline of the roadway. It appears that sufficient right-of-way exists to meet this requirement. See note 2 above.

Goodrich Drive is a collector requiring a minimum of 60 feet of right-of-way. The developer/petitioner should convey right-of-way in fee simple title to meet this requirement, measuring 30 feet from the centerline of the roadway.

Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' and two 10' x 70' 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.

Any new/revised driveway connection(s) to Westinghouse Boulevard and/or Goodrich Drive requires 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.

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

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 state maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by NCDOT prior to the construction/installation of the non-standard item(s). Contact NCDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

To facilitate building permit/driveway permit review and approval, the site plan must include the following:

- Dimension width of the existing and any proposed driveways.
- Indicate the locations and widths of all adjacent and opposing driveways.
- Indicate typical parking module dimensions.
- Include a parking summary with figures for the numbers of parking spaces required and provided.

Keith MacVean

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If we can be of further assistance, please advise.

SLP

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Rezoning File (2)