


Charlotte Department of Transportation

Memorandum

Date: August 29, 2007

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 07-134: Located on the southwest corner of West Boulevard and Clanton Road

Consistency with Transportation Action Plan (TAP): The two goals of the TAP that most directly affected the staff's review of this petition define the integration of land use and transportation, and the provision of transportation choices.

- Goal 1 of the TAP relies on the Centers, Corridors and Wedges land use strategy to be implemented. This project site is located in a Wedge and does not appear to support the Centers, Corridors and Wedges land use strategy.
- Goal 2 of the TAP describes various connectivity and design features that are important for motorists, pedestrians and bicyclists. Specific comments are identified below that need to be addressed for CDOT's support of the petition and to bring the site plan into compliance with the TAP and best practices for multimodal transportation.

Vehicle Trip Generation

This site could generate approximately 2,200 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 3,500 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 existing conditional plan (rezoning petition 99-97) for this property should be updated to reflect the proposed changes.
2. As with the conditional site plan for the existing zoning for this property, proposed access to West Boulevard and Clanton Road will be restricted to right-in/right-out turning movements only. A median is required to be constructed on West Boulevard and Clanton Road to physically prohibit left-turns into and out of the driveway. This needs to be noted on the technical data sheet.

3. The proposed driveways on Clanton Road and Romare Bearden Drive are located too close to West Boulevard and will not be approved as shown. We can support the driveway locations as shown on the approved conditional site plan (rezoning petition 1999-097).

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. The petitioner should provide a 6-foot sidewalk with 12-foot planting strip on West Boulevard, a 6-foot sidewalk with 8-foot planting strip on Clanton Road and Romare Bearden Drive, and 5-foot sidewalks with 8-foot planting strips on proposed internal streets. (TAP, best practices, and proposed *Urban Street Design Guidelines*).
2. The site plan needs to provide site layout with an internal system of sidewalks that connects the building entrance(s) to the sidewalk(s) along the street.
3. Existing curb, gutter, sidewalk, right-of-way lines, driveways, and pavement markings with dimensioning should be shown on the conditional plan.

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

West Boulevard (NC 160) is a major thoroughfare inside Route 4 requiring a minimum of 80 feet of right-of-way. The developer/petitioner should convey right-of-way in fee simple title to meet this requirement, if it does not already exist, measuring 40 feet from the centerline of the roadway.

Clanton Road is a minor thoroughfare inside Route 4 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, if it does not already exist, 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' 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 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 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.

SLP

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Rezoning File (2)