

Date:	December 19, 2007	
То:	Keith MacVean Charlotte-Mecklenburg Plan	ning Department
From:	Scott L. Putnam Development Services Division	
Subject:	Rezoning Petition 08-019:	Located on the northwest corner of Churchill Road and Wendwood Lane

**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 appears to support the Centers, Corridors and Wedges land use strategy as appropriately scaled development in a Wedge.
- 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 560 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 560 trips per day. This will have the same and 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 proposed site plan needs to provide an internal system of 5 feet or wider sidewalks that connect the building entrances to sidewalk along both Randolph Road and Wendwood Lane.
- 2. As with the current conditional site plan, no access to Randolph Road will be approved.
- 3. The existing curb, gutter, and sidewalk along Wendwood Lane needs to be extended to the property line to remove the existing driveway to the site.
- 4. Additional detail needs to be provided on the conditional plan such as the existing conditions and proposed building footprints.

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

Randolph Road is a major thoroughfare inside Route 4 requiring a minimum of 80 feet of rightof-way. The developer/petitioner should convey right-of-way in fee simple title to meet this requirement, measuring 40 feet from the centerline of the roadway.

The proposed driveway connection to Wendwood Lane will require a driveway permit to be submitted to CDOT for review and approval. The exact driveway location and type/width of the driveway will be determined by CDOT during the driveway permit process. The location of the driveway shown on the site plan is subject to change in order to align with driveway 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 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