


Charlotte Department of Transportation

Memorandum

Date: June 25, 2008

To: Tammie Keplinger & Tom Drake
Charlotte-Mecklenburg Planning Department

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 08-099: Located on the northeast corner of Shamrock Drive and North Sharon Amity Road
(revised 6/20/08)

We previously commented on this petition in our May 28, 2008 memorandum to you.

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.
- 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

Sufficient data was not given in the rezoning plan to generate vehicle trip information. Such information would include square footages of existing and proposed structures and their intended uses and the square footage of the proposed structure. Strictly using acreage and approximation, the proposed zoning could generate 600 daily trips. This would 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. Driveway permits were not obtained for the construction of the existing gated entrances shown on the site plan. At the time that building permits are submitted for construction of the conference center, commercial driveway permits are required for the gated entrances. The driveways and gate locations must comply with standards at that time. A note needs to

be included on the plan indicating that through the driveway permit review process the locations of the gates (whether existing or proposed) are subject to change. *(Previous review comment)*

2. The design and location of the internal 2-way/1 way driveway intersection north of the Shamrock Drive driveway has been changed from the previously approved conditional site plan. The revised intersection location does not provide the necessary separation for gate location, operation, and stacking. The design and location of the intersection needs to be revised and in accordance with the existing approved conditional site plan. *(Previous review comment)*
3. The request for waiver of the 8-foot planting strip is not supported by CDOT. Sharon Amity Road and Shamrock Drive are thoroughfares which carry a high volume of higher-speed traffic. For pedestrian safety and to encourage a comfort level for pedestrians, a minimum of an 8-foot planting strip is required along thoroughfares. *(Previous review comment)*
4. Previously, CDOT has granted permission for the removal of a portion of the median on Shamrock Drive to allow full-movement access at this location. CDOT has reserved the right to evaluate this access point at a later point in time and restrict it to right-in/right-out if there are safety issues that arise with the full-movement access. *(Previous review comment)*
5. Directional ramps need to be constructed on the site's corner of the Sharon Amity Road/Shamrock Drive intersection. Conditional note III.G.4. needs to be removed from the site plan. *(Previous review comment)*
6. Sharon Amity Road is a major thoroughfare and Shamrock Drive is a minor thoroughfare requiring more than the minimum 100 feet and 70 feet of right-of-way, respectively. The developer/petitioner should convey right-of-way in fee simple title to meet these requirements, measuring 60 feet from the centerline of Sharon Amity Road and 50 feet from the centerline of Shamrock Drive. *(Previous review comment)*

If we can be of further assistance, please advise.

SLP/slh

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Rezoning File