


Charlotte Department of Transportation

Memorandum

Date: May 28, 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

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.

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.
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.
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.
5. We do not support notes on the site plan concerning the petitioner's/developer's intent not to provide requested right-of-way along the site's frontage on Sharon Amity Road and Shamrock Drive and directional ramps at the site's corner of the Sharon Amity Road/Shamrock Drive intersection. The notes need to be removed

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

Directional ramps need to be constructed on the site's corner of the Sharon Amity Road/Shamrock Drive intersection.

Shamrock Drive is a major thoroughfare and Shamrock Road 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 Road.

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.

The proposed driveway connection(s) to Sharon Amity Road and Shamrock Drive will require driveway permit(s) to be submitted to CDOT 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 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.

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

- Meet applicable Charlotte Land Development Standards (latest revision).
- Dimension width of the existing and proposed driveways.
- New/reconstructed driveways must be drop curb ramp Type II-Modified 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.

If we can be of further assistance, please advise.

SLP/slh

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Rezoning File