


Charlotte Department of Transportation

Memorandum

Date: October 25, 2010

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

From: Michael A. Davis, 
Development Services Division

Subject: Rezoning Petition 10-076: Located at the northeast corner of the intersection of West Boulevard and Dr. Carver 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 implementation of the Centers, Corridors and Wedges land use strategy. This project site is located in a Corridor. These areas should include a dense and interconnected network of thoroughfares and local streets. Specific comments are provided below to better link proposed changes in land use with improved transportation network.

Goal 2 of the TAP describes various connectivity and design features that are important for motorists, pedestrians and bicyclists. Specific comments are provided below to bring the petition into compliance with best practices for multimodal transportation.

Vehicle Trip Generation

With the array of uses allowed in I-1 zoning category, a wide range of trip generation is possible for the existing zoning scenario. The R-22MF portion of the site could generate approximately 290 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 560 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CDOT requests the following changes to the rezoning plan:

1. West Boulevard is a major thoroughfare inside Route 4 requiring a minimum of 80 feet of right-of-way (i.e. 40 feet from West Boulevard existing centerline). We request that the petitioner convey right-of-way in fee simple title to meet this requirement.
2. We request the petitioner replace the existing back-of-curb sidewalk along West Boulevard with new 6 feet sidewalk separated from the curb by 12 feet planting strip. The 12 feet planting strip allows for future widening of West Boulevard to accommodate bike or vehicle turning lanes.

3. CDOT requests the petitioner contact CATS (Ms. Tina Votaw at (704) 607-4891) early in the planning process to coordinate bus stop locations and/or stop enhancements. It has been CDOT's experience the proposed land use will generate heavy bus ridership.

The following are requirements of the developer that must be satisfied prior to driveway permit approval. We recommend that the petitioner reflect these on the rezoning plan as-appropriate.

1. Adequate sight triangles must be reserved at the intersection of West Boulevard and Dr Carver Road. A 35' x 35' and 10' x 70' sight triangle are required for the intersection to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the intersection. Such items should be identified on the site plan.
2. The proposed driveways must meet the minimum standards of Land Development Standards Manual. The driveways will be Type II Modified with 8-foot radii. One-way driveways will be a minimum of 20 feet in width and two-way driveways will be a minimum of 26 feet in width.
3. Proposed security gates will need to be located within the site as far as possible (prefer a minimum two vehicle distance from back of sidewalk to the card reader) so that vehicles entering the site do not block proposed sidewalks.
4. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
5. 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.

- c: R. H. Grochoske (via email)
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Rezoning File