

Charlotte Department of Transportation

Memorandum

Date: December 29, 2011

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE *Rich H. Gushake for*
Development Services Division

Subject: Rezoning Petition 2011-72: Approximately 3.0 acres located on the northwest corner at the intersection of University City Boulevard and East Mallard Creek Church Road (*revised December 20, 2011*)

CDOT has previously commented on this petition in our October 24 and December 7, 2011 memorandas to you. CDOT offers the following additional comments associated with the subject revised site plan.

Vehicle Trip Generation

This site could generate approximately 1,481 trips per day as currently zoned. Under the proposed zoning with the revised site plan reduced the dwelling units to 290 apartment units (previous site plan showed 400 apartments) this development could generate approximately 1,880 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CDOT requests the following changes to the rezoning plan:

1. The Mecklenburg Union Metropolitan Planning Organization (MUMPO) Thoroughfare Plan identifies a future major thoroughfare connecting to the intersection of Mallard Creek Road and University City Boulevard. This entire intersection will be lowered several feet. Your revised site plan needs to also include any additional embankment needs due to the future roadway projects. We recommend the right-of-way for the future thoroughfare be dedicated and conveyed in fee-simple to also include the future embankment needed on University City Boulevard and Mallard Creek Road project.
2. The site plan needs to be revised to indicate proposed the proposed curblines based upon the latest MUMPO intersection improvements plans for the intersection of NC 49 and Mallard Creek Church Road. This is needed to provide a better understanding of the future right-of-way, curb and setback lines along University City Boulevard and Mallard Creek Road as it relates to the proposed site plan.
3. The note referring to the building setbacks under the general provisions needs to be amended to state that the setbacks are the minimum setbacks and that they may increase during the design of the roadway construction plans due to the topography of the site as determined by CDOT/NCDOT/MUMPO.

4. The petitioner needs revise the site plan needs to be clear on the maximum number of dwelling units allowed since one note states 400 units while another note states 290 units.
5. A note needs to be added that CDOT will determine the exact location of future gates at the site driveways during the construction plan review phase. For your information, the petitioner will need to provide an adequate driveway stem of at least 50' from the proposed future right of way as well as turn-around for vehicles where gates are planned.
6. The petitioner will be responsible for any signal modifications due to the installation of curb and gutter at the intersection of Mallard Creek Road and University City Boulevard.

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. The proposed driveway connections to Mallard Creek Rd and University City Boulevard will require driveway permits to be submitted to CDOT and NCDOT for review and approval. The exact driveway locations and type/width of the driveways will be determined by CDOT during the driveway permit process. The locations of the driveways shown on the site plan are subject to change in order to align with driveways on the opposite side of the street and comply with City Driveway Regulations, City Tree Ordinance and future roadway plans.

We anticipate that NCDOT will request the following, and recommend the Petitioner work directly with NCDOT regarding the anticipated request.

1. We anticipate NCDOT will require a right turn lane on University City Boulevard and may require additional offsite roadway improvements associated with your development and we recommend the petitioner contact the NCDOT directly to discuss such items.

If we can be of further assistance, please advise.

c: R. H. Grochoske
Felix Obregon
B. D. Horton
Stuart Basham
Louis Mitchell (NCDOT)
Scott Cole (NCDOT)
Rezoning File