

Charlotte Department of Transportation

Memorandum

Date: January 24, 2012

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE *Mike Davis*
Development Services Division

Subject: Rezoning Petition 2012-24: Approximately 1.72 acres located on the northeast corner at the intersection of West W.T. Harris Boulevard and Forest Drive.

CDOT has completed a review of the subject petition in order to ensure consistency with the Transportation Action Plan (TAP). The TAP seeks to ensure that Charlotte's transportation network supports current and future land uses and includes streets that provide safe and comfortable mobility for motorists, pedestrians, bicyclists, and transit users. Based on our review of the petition, we offer the following comments.

Vehicle Trip Generation

This site could generate approximately 920 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 610 trips per day. This will have a minor impact on the surrounding thoroughfare system.

We have no comments on this petition as a conventional rezoning. Should this petition become a conditional zoning, we have the following comments:

1. We recommend the access be developed through an internal connection to the commercial development to the north.
2. WT Harris Boulevard is shown on the Mecklenburg-Union Metropolitan Planning Organization (MUMPO) Thoroughfare Plan as being realigned in this location. It is our understanding that there is an approved alignment for this roadway that will impact this property along both roadway frontages. The petitioner should contact Stuart Basham of MUMPO at 704-336-4695 to obtain this alignment. Any conditional site plan should show the proposed thoroughfare realignment. We would request that the petitioner dedicate this right-of-way, 60 feet from the centerline of the new alignment on W.T. Harris 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. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' and two 10' x 70' 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.
2. The proposed access to the development will be from the existing driveway stem on W. T. Harris Boulevard. The access point will be a minimum of 140 feet from the right of way and needs to align with the existing driveway for the parking isle.
3. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
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
B. D. Horton
Rezoning File