



Charlotte Department of Transportation

Memorandum

Date: September 21, 2012

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 12-092: Approximately 2.28 acres located on the east side and west side of Eastway Boulevard between Springway Drive and Hillard 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 90 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 550 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 plan should be revised to show and label proposed right of way for Eastway Drive. Eastway Drive is a major thoroughfare within the City's Route 4 requiring a minimum of 80 feet of right-of-way. We request the petitioner convey right-of-way in fee simple to meet this requirement.
2. We recommend the site plan be revised to show and label rear cross-access easements in order to provide long term connectivity between parcels and parking lots so that the number of driveways along Eastway Drive can be reduced. In addition, the parking lots should provide stubs to adjacent parcels for future parking lot connectivity.

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 entrances. Two 35' x 35' and two 10' x 70' sight triangles are required for the entrances to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrances. Such items should be identified on the site plan.

2. The proposed driveway connections to Eastway Drive will require driveway permits to be submitted to CDOT and the North Carolina Department of Transportation 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 and the City Tree Ordinance.
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 items (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 items. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

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

If we can be of further assistance, please advise.

c: R. H. Grochoske
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Rezoning File