


Charlotte Department of Transportation

Memorandum

Date: July 29, 2015

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE 
Development Services Division

Subject: Rezoning Petition 15-092: Approximately 4.4 acres located on the northwest corner at the intersection of East W.T. Harris Boulevard and The Plaza.

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 650 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 10,900 trips per day.

CDOT requests the following changes to the rezoning plan:

1. CDOT does not support the proposed full-movement access to The Plaza. The vehicle queuing for left-turns from The Plaza onto W.T. Harris extends in front of this proposed access today.
2. We request the petitioner construct a u-turn bulb on The Plaza to receive eastbound to westbound u-turns.
3. We recommend that the petitioner install a 6'-wide sidewalk along The Plaza.

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 connection(s) to The Plaza and W.T. Harris Blvd 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.

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2. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
3. 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.

R. Grochoske / K. Hedrick

cc: S. Correll
Rezoning File