



Charlotte Department of Transportation

Memorandum

Date: October 28, 2005

To: Keith MacVean
Planning Commission

From: Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 05-154: Located east of Interstate-77 and north of Orchard Circle

This site could generate approximately 1,100 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,500 trips per day. This will have a minor impact on the surrounding thoroughfare system.

We have the following specific comments that are critical to CDOT's support of the rezoning petition:

1. The Zoning Ordinance requires churches in residential districts to front on and have primary access to a collector street, major or minor thoroughfare. This rezoning request to an institutional zoning district would allow the church to have primary access to Orchard Circle, a narrow local residential street. Without improvements to Orchard Circle the street may not be adequate to support the traffic demands of a church and/or daycare.
2. As proposed, the site with a 600-seat maximum sanctuary only has one access to Orchard Circle. A secondary access to West Peterson Drive or Sarah Drive is needed to provide an alternate route to S. Tryon Street in order to reduce the amount of development traffic on Orchard Circle.
3. The maximum number of daycare students must be noted on the site plan. With this information we can better determine the amount of traffic that will be generated by the proposed development.

We have the following specific comments that are important to CDOT's support of the rezoning petition. We would like the petitioner to give serious consideration to these comments/requests. These may require coordination with related CMPC issues.

1. It is requested that the Petitioner/Developer revise the site plan to illustrate the installation of a complete sidewalk network that provides internal pedestrian circulation as well as pedestrian access to and from Orchard Circle, the local residential street from which this site will be accessed. Internal circulation includes marked pedestrian routes across parking lot with islands, and providing access to the front entrance. 8' planting strips and 6' sidewalks should be constructed on Orchard Circle along the property line.

We have the following general comments that are provided to aid the petitioner in planning and subsequent permitting phases:

Orchard Circle is a local residential street with 40 feet of right-of-way, requiring a minimum of 50 feet of right-of-way. The developer/petitioner should convey right-of-way in fee simple title to meet this requirement, measuring 25 feet from the centerline of the roadway.

Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' 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.

The proposed driveway connection(s) to Orchard Circle will require a driveway permit(s) to be submitted to CDOT for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.

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

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.

To facilitate building permit/driveway permit review and approval, the site plan must include the following:

- Dimension width of the existing and proposed driveways.
- New/reconstructed driveways must be drop curb ramp Type II driveways.
- Indicate the locations and widths of all adjacent and opposing driveways.
- Indicate typical parking module dimensions.
- Include a parking summary with figures for the numbers of parking spaces required and provided.

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If we can be of further assistance, please advise.

SLP

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Rezoning File (2)