



# Charlotte Department of Transportation

## Memorandum

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**Date:** May 13, 2009

**To:** Tom Drake & Tammie Keplinger  
Charlotte-Mecklenburg Planning Department

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

**Subject:** Rezoning Petition 09-046: Located along Monroe Road near Sardis Road North

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**Consistency with Transportation Action Plan (TAP):** The two goals of the TAP that most directly affected the staff's review of this petition define the integration of land use and transportation, and the provision of transportation choices.

- Goal 1 of the TAP relies on implementation of the Centers, Corridors and Wedges land use strategy. This project site is located in a Corridor. Such areas should include a dense and interconnected street network. Specific comments are provided below to link proposed changes in land use with improved transportation network.
- Goal 2 of the TAP describes various connectivity and design features that are important for motorists, pedestrians and bicyclists. Specific comments are provided below to bring the petition into compliance with best practices for multimodal transportation.

### Vehicle Trip Generation

This site could generate approximately 400 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 2,900 trips per day. This will have a minor impact on the surrounding thoroughfare system.

We have the following comments regarding apparent conflicts between the proposed rezoning and existing ordinances or policies:

1. In accordance with the zoning ordinance, under NS zoning the developer must construct 6-foot sidewalks behind 8-foot planting strips behind the existing curbline of Monroe Road.

In addition to the comment above, CDOT requests the following changes to the rezoning plan:

1. Note 4, section C, letter i states that the internal public street will conform to the ordinance. The site plan does not indicate that there is a public street internal to the site. CDOT recommends updating the notes to remove this wording.
2. The site plan shows parking calculations for 65 spaces, which is divided upon several categories including medical and restaurant. The site plan does not indicate that specific buildings will be utilized for specific purposes. Note 1 under the heading Permitted Uses

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indicates that the site may be used for any item under the NS zoning. The site will be constrained by the amount of parking that can be allocated on the site per the specific uses.

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 10' x 10' pedestrian sight triangles are required to be preserved on Type II driveways measured from the back of sidewalk to the face of curb. NCDOT will require 10' X 70' sight triangles to be preserved 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 Monroe Road and will require a driveway permit 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.

If we can be of further assistance, please advise.

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Rezoning File