



Charlotte Department of Transportation

Memorandum

Date: May 8, 2009

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

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

Subject: Rezoning Petition 09-052: Located along Statesville Road and Old Statesville Road

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

With the array of uses allowed in I-1, I-2, BD, R-MH, and B-2 zoning categories, a wide range of trip generation is possible for the existing zoning. Under the proposed zoning, the site could generate 4,600 trips per day. A Traffic Impact Study (TIS) has been submitted in order to evaluate the effect that site generated traffic will have on the thoroughfare system in the vicinity. We will have additional comments following completion of the TIS.

Since access is proposed to a state-maintained roadway, NCDOT may also require a TIS as part of their driveway permit approval process. They may have additional or different requirements for their approval than what is identified in this rezoning process. We recommend the petitioner meet with NCDOT early in the development process to identify any issues that they may have.

CDOT requests the following changes to the rezoning plan:

1. Statesville Road is a major thoroughfare requiring a minimum of 100 feet of right-of-way. We request that the petitioner convey right-of-way in fee simple title to meet this requirement.

2. Old Statesville Road is also a major thoroughfare requiring a minimum of 100 feet of right-of-way. We request that the petitioner convey right-of-way in fee simple title to meet this requirement.
3. We request that the petitioner agree to construct curb and gutter along Statesville Road and Old Statesville Road that the location of the curb allow for the addition of a bicycle lane.
4. We request the petitioner to construct a 6-foot sidewalk behind an 8-foot planting strip along their frontage of Statesville Road and Old Statesville Road.
5. The submitted traffic impact study indicates that a hotel is proposed on the site; we request that this be shown on the conditional plan if it is part of the proposed zoning.

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 driveway connections to Statesville Road and Old Statesville Road 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 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.

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If we can be of further assistance, please advise.

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Rezoning File