



Charlotte Department of Transportation

Memorandum

Date: June 26, 2009

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

From: Michael A. Davis, PE *Rich H. Grubbs for*
Development Services Division

Subject: Rezoning Petition 09-058: Located on Old Concord Road between West Rocky River Road and Torrence Grove Church Road (*Revised June 22, 2009*)

We previously commented on this petition in our May 27, 2009 memorandum to you.

Vehicle Trip Generation

This site could generate approximately 700 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 2,100 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. The existing gravel drive depicted on the site plan appears to be limited in width and will not accommodate two-way traffic. The current width of the drive is not dimensioned on the plans, but it appears to be 13 feet in width. CDOT would support this existing drive remaining with improvements through the setback. CDOT recommends that the petitioner meet with City of Charlotte Fire and Rescue to make sure that the driveway would not be an issue for the site. Appropriate MUTCD signage will be required during the permitting process.
2. The petitioner needs to provide 8-foot planting strips with a 6-foot sidewalk located the planting strip.

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

1. The parking shown on the plan appears to have limited circulation. The existing parking should conform to current Charlotte Land Development Standards detail 50.09A.

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.

Tom Drake & Tammie Keplinger

June 26, 2009

Page 2 of 2

1. The driveway connection to Old Concord Road will require a driveway permit to be submitted to CDOT and the North Carolina Department of Transportation for review and approval. The exact driveway location and type/width of the driveway will be determined by CDOT during the driveway permit process. The locations of the driveway shown on the site plan are subject to change in order to align with driveway 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.

- c: R. H. Grochoske (via email)
J. Shapard – Review Engineer (via email)
B. D. Horton (via email)
A. Christenbury (via email)
E. D. McDonald (via email)
T. Votaw (via email)
Rezoning File