




Charlotte Department of Transportation

Memorandum

Date: May 27, 2009

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

From: Michael A. Davis, PE 
Development Services Division

Subject: Rezoning Petition 09-058: Located on Old Concord Road between West Rocky River Road and Torrence Grove Church 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

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 site plan shows an existing driveway access to Old Concord Road. The existing driveway needs to be reconstructed to meet current Charlotte Land Development Standards. The driveway should be paved through the setback and be configured to be as perpendicular as possible to Old Concord Road.
2. The site plan does not indicate the amount of parking that will be needed for the future expansion phase. Required site parking for the existing facilities is indicated to be shared use with church parking. The petitioner needs to obtain a shared parking long term lease with the current property owner (church) including any additional shared spaces to accommodate future expansion plans.

3. The existing gravel drive depicted on the site plan appears to be limited in width and will not accommodate two-way traffic. The drive needs to be reconstructed to a minimum of 18-feet in width to allow for two-way traffic from Old Concord to the site's entrance.
4. 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. Old Concord Road is a minor thoroughfare requiring a minimum of 70 feet of right-of-way measured 35 feet from the centerline in each direction. We request that the petitioner convey right-of-way in fee simple title to meet this requirement.
2. The parking shown on the plan appears to have limited circulation. The existing parking needs to conform to current Charlotte Land Development Standards detail 50.09A.
3. A conditional note needs to be added to the site plan indicating the size of the future expansion be limited to 10,000 square feet.

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 driveway entrance. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance. Such items should be identified on the site plan.
2. 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.
3. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
4. 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.

Tom Drake & Tammie Keplinger

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If we can be of further assistance, please advise.

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Rezoning File