



Charlotte Department of Transportation

Memorandum

Date: October 22, 2009

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

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

Subject: Rezoning Petition 09-075: Located on the east side of West Sugar Creek Road between North Tryon Street and Penny Way

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 network of thoroughfares and local streets. 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 160 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 190 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CDOT has no transportation issues with the rezoning petition at this time.

The following are requirements of the developer that must be satisfied prior to driveway permit approval.

1. Access to the site will need to comply with current CLDS standards. A commercial use for the site will require a Type II driveway be constructed per CLDS detail 10.24A.
2. The site will need to have the required accessible parking and signage per CLDS details 50.10A and 50.10B. Accessible parking is also required to be paved to meet ADA requirements.

3. Adequate sight triangles must be reserved at the existing/proposed street entrance. Two 35' x 35' and two 10' x 70' sight triangles are required for the entrance to meet requirements. 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.
4. Per Section 12.103 of the zoning ordinance West Sugar Creek is a major thoroughfare requiring a minimum of 100 feet of right-of-way. It appears that the current right of way on West Sugar Creek at this location is only 80 feet measuring 40 feet from the centerline of the existing right-of-way. An additional 10 feet of right of way will need to be reserved on the petitioners' property to account for the future right-of-way width.
5. The proposed driveway connection to West Sugar Creek Road will require a driveway permits 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.

In addition to the above requirements CDOT anticipates the following comments from NCDOT.

1. NCDOT will require the site to be limited to one driveway location.

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