



Charlotte Department of Transportation

Memorandum

Date: February 2, 2010

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

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

Subject: Rezoning Petition 10-020: Located on the north side of Pineville-Matthews Road between Carmel Executive Park and Bannington 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 Wedge. Such areas should include an 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

The purpose of this conditional zoning is to allow educational displays and seating at the existing McAlpine Substation therefore the site will generate minimal additional trips due to the subject rezoning.

CDOT requests the following changes/clarifications to the rezoning plan:

1. Pineville Matthews 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. Replace existing back-of-curb sidewalk along Pineville-Matthews Road with 6' sidewalk behind a 12' planting strip with trees planted 4' from sidewalk. A wider planting strip may be used to avoid conflicts with overhead utilities.
3. Construct a 5-foot internal sidewalk that connects the educational display/seating area with sidewalk along Pineville-Matthews Road.

4. Please confirm if school buses are planning to access the site for educational purposes. The current site plan does not accommodate school bus parking and/or turning around within the site.

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. The driveway connection(s) to Pineville Matthews Road will require a driveway permit(s) to be submitted to CDOT and the North Carolina Department of Transportation for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
2. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
3. 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.

If we can be of further assistance, please advise.

- c: R. H. Grochoske (via email)
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Rezoning File