



# Charlotte Department of Transportation

## Memorandum

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**Date:** September 13, 2011

**To:** Tammie Keplinger  
Charlotte-Mecklenburg Planning Department

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

**Subject:** Rezoning Petition 11-011: Approximately 5.28 acres located on the north side of Pence Road and across from Holly Hill Road (*revised June 21, 2011*)

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### Vehicle Trip Generation

Under the proposed zoning the site proposed on parcel #10817105 could generate approximately 80 trips per day. Under the proposed zoning the site proposed on parcel #10817106 could generate approximately 140 trips per day. The combine new daily trips for both parcels is approximately 220 trips, this will have a minor impact to the surrounding thoroughfare system.

### CDOT requests the following changes to the conditional rezoning plan:

We request curb and gutter, a minimum 8 foot planting strip and 6 foot sidewalk measured from the proposed Pence Road future curblines and a concrete driveway through the set back line associated with tax parcel 10817105. The proposed 6 foot sidewalk on this parcel will need to transition at the property line. These transportation improvements need to be added to the revised site plan and conditional notes. The existing back of curb sidewalk on parcel 10817105 can remain.

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. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
2. 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).

If we can be of further assistance, please advise.

R. H. Grochoske (via email)  
B. D. Horton  
Rezoning File