



# Charlotte Department of Transportation

## Memorandum

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**Date:** March 3, 2011

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

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

**Subject:** Rezoning Petition 11-022: Approximately .557 acres located on the southeast corner of Prosperity Church Road and Arbor Creek Drive.

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CDOT has completed a review of the subject petition in order to ensure consistency with the Transportation Action Plan (TAP). The TAP seeks to ensure that Charlotte's transportation network supports current and future land uses and includes streets that provide safe and comfortable mobility for motorists, pedestrians, bicyclists, and transit users. Based on our review of the petition, we offer the following comments.

### Vehicle Trip Generation

With the array of uses allowed in the Neighborhood Services zoning categories, a wide range of trip generation is possible for the existing zoning scenario. The square footages for the proposed conditional plan are requested to determine the daily trip generation and the impact on the surrounding street system please provide the land use and density associated with the subject petition.

### We request the following change to the zoning plan.

1. The proposed driveway connection to Prosperity Church Road should be removed from the plan, unless a specific site plan is submitted with the petition. The proposed site plan does not have sufficient information to justify the need for a driveway on Prosperity Church Road. During the preliminary meeting with Planning and CDOT the petitioner presented a detailed site plan that supported the need for a proposed driveway on Prosperity Church Road. Planning and CDOT cannot support the proposed driveway without a detailed site plan justifying its need.

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. All proposed commercial driveway connections to a public street will require a driveway permit to be submitted to CDOT for review and approval.
2. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.

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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  
A. Christenbury  
E. D. McDonald  
Scott Cole, NCDOT  
Richard Odynski, NCDOT  
Rezoning File