



# Charlotte Department of Transportation

## Memorandum

---

**Date:** April 5, 2011

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

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

**Subject:** Rezoning Petition 11-023: 102.40 Acres located near the north side of the intersection of Brooks Mill Road and Albemarle Road

---

The Charlotte Department of Transportation (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

This site is currently zoned R-3 and the proposed zoning is I-2 (CD) for expand the expansion of the Clear Creek Quarry. This represents a reduction in the trip generation potential of the site and will therefore not have an impact on the surrounding transportation system.

### CDOT requests the following change to the rezoning plan:

1. The Mecklenburg Union Metropolitan Planning Organization (MUMPO) Thoroughfare Plan identifies a future minor thoroughfare that traverses the site. We recommend the petitioner contact Mr. Stuart Basham of MUMPO at 704-336-4695 to obtain the correct alignment (see the below image depicting Camp Stewart Road Extension's conceptual alignment). The revised site plan should show the future curblineline and right-of-way, including any additional embankment needs due to the existing quarry's topographic conditions, and any proposed site access driveways from the MUMPO alignment in order for us to continue our review of the petition. We recommend the right-of-way for the future thoroughfare be dedicated and conveyed in fee-simple.



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 street entrance(s). Two 35' x 35' and two 10' x 70' sight triangles are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance(s). Such items should be identified on the site plan.

Tammie Keplinger

April 5, 2011

Page 3 of 3

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). Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
3. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
4. CDOT request the petitioner to estimate the number of large truck traffic (i.e. WB-40 or larger size vehicles) volumes entering and exiting the expanded quarry site during its "peak" operating hours and during Albemarle Road's morning (6:30-9am) and afternoon 4-6:30pm) peak hours.

If we can be of further assistance, please advise.

c: R. H. Grochoske  
S. Basham (MUMPO)  
R. Odynski (NCDOT)