Charlotte Department of Transportation
Memorandum

Connecting Charlotte

Date: May 5, 2011

To: Tammie Keplinger
                Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE
                Development Services Division

Subject: Rezoning Petition 11-027:   9 Acres located on the southeast quadrant of
                                            Rea Road and Ardrey Kell Road *(revised
                                            April 18, 2011)*

The Charlotte Department of Transportation (CDOT) has previously commented on this presented in our April 7, 2011 memorandum.   Based on our review of the April 18, 2011 revised site plan, we offer the following comments.

Vehicle Trip Generation
This site is currently vacant and the proposed zoning is NS. Under the proposed zoning the site could generate approximately 3,400 trips per day, based upon a PM Peak Traffic Analysis Memorandum, dated March 14, 2011 was prepared for NCDOT's review and approval. This memorandum identified land-uses and densities planned for the proposed development that could generate approximately 3,100 daily trips. Therefore the projected daily trips for this petition are trip neutral and will have a minor impact on the surrounding thoroughfare system.

Since the primary site access is proposed onto two state-maintained facilities, the petitioner will be subject to the requirements of the North Carolina Department of Transportation (NCDOT).

CDOT requests the following change to the rezoning plan:

1. CDOT and City Planning requests providing a continuous pedestrian/bike connection between the north and south sides of Ardrey Kell Road via utilizing an existing shared-use path on the north side of Ardrey Kell and the westernmost Ardrey Kell Road culvert.   The petitioner shall connect both sides of Ardrey Kell Road via the existing road culvert using appropriate sidewalk and/or shared-use path widths and compliance to ADA standards. The applicant will be required to obtain a subdivision variance to eliminate the requirement for sidewalk along the property's Ardrey Kell Rd frontage as required by the Subdivision Ordinance. Staff will support the applicants request for a subdivision variance. If approved, the review and approval for this connection will be obtained during the subdivision review process. Please contact Ms. Shannon Frye (City Planning, Subdivision Section) and Gwen Cook (Mecklenburg Co. Parks and Recreation) for the details associated with this request.

2. The proposed driveway connection to the adjacent multifamily property, south of the site needs to be in the form of a recorded joint access easement so that when the property ownership changes the joint access remains with both properties

FAST – FRIENDLY - FLEXIBLE

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.

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.

If we can be of further assistance, please advise.

c: R. H. Grochoske
        Shannon Frye, Planning (via email)
        Richard Odynski, NCDOT (via email)
        Scott Cole, NCDOT (via email)
        Gwen Cook, Mecklenburg Co. Parks and Recreation (via email)