



Charlotte Department of Transportation

Memorandum

Date: April 7, 2011

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 11-028 Properties totaling approximately 10.13 acres generally fronting Mount Holly Road, Chattaroy Drive, Layton Ridge Lane and Taftnale Court

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 petition is a corrective rezoning case. The site is currently zoned R-17 MF and the proposed rezoning is R-8, therefore the proposed rezoning will decrease the trip generation to and from the site. This will have a minor impact on the surrounding thoroughfare system.

CDOT has no outstanding issues with this petition.

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. In general, CDOT supports the proposed intersection improvements by the petitioner at Providence Road and Queens Road signalized intersection, including increasing the northbound Providence Road right-turn lane storage from 25 feet to 170 feet. However, the proposed driveway connections to Providence Road will require driveway permits to be submitted to CDOT and the North Carolina Department of Transportation (NCDOT) for review and approval.
3. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.

Tammie Keplinger

April 7, 2011

Page 2 of 2

4. 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
R. Odynski (NCDOT)