



Charlotte Department of Transportation

Memorandum

Date: April 28, 2011

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE *Rick H. Furbaker for*
Development Services Division

Subject: Rezoning Petition 11-029 3.90 acres located at the intersection of
Providence Rd and Queens Rd and generally
bound by Huntley Place and Bolling Road
(revised April 18th)

The Charlotte Department of Transportation (CDOT) has pervious reviewed the subject petition and provided comments in our April 4th memorandum and an email sent April 12th recommending conditional note revisions. Thank you for incorporating our suggestions in the revised April 18th site plan.

Vehicle Trip Generation

This site could generate approximately 6,845 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 7,680 trips per day. This will have a minor impact on the surrounding thoroughfare system.

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. We understand the petitioner recently met with NCDOT, since the site driveway is subject to the requirements of the North Carolina Department of Transportation (NCDOT) driveway regulations. The internal traffic circulation modifications suggested by NCDOT and shown on the revised April 18th site plan creates one-way traffic flow in the parking lots' first driving isle "away" from primarily shopping center driveway. This greatly improves the traffic operations and safety at the site's Harris Teeter driveway onto Providence Road. Please consider, making the same modifications to the first internal parking isle towards the new Harris Teeter building. Only two (2) parking spaces will be loss by converting to one-way angle parking. It appears these two spaces could be added in the "green area" near Huntley Place where compact spaces are currently shown.
2. 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.

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3. 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, traffic signal modifications and pedestrian crossing enhancements. 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.
4. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
5. 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)
Scott Cole (NCDOT)