



# Charlotte Department of Transportation

## Memorandum

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**Date:** July 1, 2011

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

**From:** Michael A. Davis, PE *Dick H. Grubbs for*  
Development Services Division

**Subject:** Rezoning Petition 11-033: Approximately 5.05 acres located on the northeast corner at the intersection of Sardis Road and Chevron Dr.  
*(revised June 16, 2011)*

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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

This site could generate approximately 115 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 300 trips per day. This will have a minor impact on the surrounding thoroughfare system.

### We have the following comments regarding apparent conflicts between the proposed rezoning and existing ordinances or policies:

1. The petitioner will need to construct both driveway entrances accessing Sardis Road and Chevron Drive so that entering vehicles (i.e. SU-30 delivery vehicles) can turn-around without maneuvering in the public right-of-way and/or driving onto the proposed private street curbs/planting strips. This detail will be reviewed by CDOT during the construction permitting process.
2. The exact alignment of the proposed residential wide private street may be slightly altered during the construction permitting process to maximize the tree save and improve the street's horizontal alignment.

### 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

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interfere with sight distance at the entrance(s). Such items should be identified on the site plan.

2. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT 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.
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  
B. D. Horton  
Shannon Frye  
Rezoning File