

Charlotte Department of Transportation

Memorandum

Date: June 24, 2011

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 11-041: Approximately 17.48 acres located on the south side of Providence Rd West between Community House Rd and Old Ardrey Kell Rd

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 950 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 550 trips per day.

CDOT is currently in discussions with the petitioner regarding the appropriate transportation improvements at the intersection of Providence Road West and Old Ardrey Kell Road. The improvements may include left-turn lanes onto Providence Road West and Old Ardrey Kell. As such, additional transportation comments about the type of improvements and their final design may follow.

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

1. The frontage improvements along Providence Road West and Old Ardrey Kell Road need to match the latest local collector street cross section (standard detail U – 07 in the Charlotte Land Development Standards Manual) which includes a minimum 8' planting strip and 8' sidewalk along both street frontages.

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). 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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2. The proposed driveway connection(s) to Old Ardrey Kell will require a driveway permit(s) to be submitted to CDOT and the North Carolina Department of Transportation for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
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
R. Odynski
Rezoning File