

Charlotte Department of Transportation

Memorandum

Date: July 22, 2011

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 2011-050: Approximately 7.07 acres located on the northeast corner at the intersection of Albemarle Road and Regal Oaks Drive

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 6,300 trips per day as currently zoned. Under the proposed zoning, the site could generate approximately 4,000 trips per day. This will not have a significant impact on the surrounding thoroughfare system.

CDOT requests the following changes to the rezoning plan:

1. We request the east-west easement be created as a street (public or private) to allow future connectivity to Harris Boulevard.
2. Eliminate the proposed driveway closest to the intersection of Regal Oaks Drive and Albemarle Road (NC Hwy 27), and access the development internally from the new east – west public street.
3. The proposed site plan does not appear to be drawn to the 1" = 30' scale shown. We ask that the revised site plan correct the scale.

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. The proposed driveway connection(s) to Regal Oaks Drive and Albemarle Road (NC Hwy 27) 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. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT 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.
6. New accessible ramps are required at the Northeast intersection of Albemarle Road (NC Hwy 27) and Regal Oaks Drive. Any costs associated with impacting the existing signal equipment due to construction of the proposed development will be the responsibility of the developer.

If we can be of further assistance, please advise.

We anticipate that NCDOT will request the following, and recommend the Petitioner work directly with NCDOT regarding the anticipated request.

1. NCDOT is requesting that the petitioner provide a 50' minimum stem for the proposed driveway along Albemarle Road (NC Hwy 27). The driveway stem needs to be measured from the right of way back into the site.
2. The proposed pump islands need to be a minimum of 50' from the 20' building setback line along Albemarle Road (NC Hwy 27).

c: R. H. Grochoske
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Rezoning File