



Charlotte Department of Transportation

Memorandum

Date: August 30, 2011

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 2011-056: Approximately 6.25 acres located on the east Side of Steele Creek Rd between Whispering Pines Lane and Shopton Road
(*revised 8/29/2011*)

CDOT has previously commented on this petition in our July 22, 2011 memoranda. Based on our review of the revised petition, we offer the following comments.

Vehicle Trip Generation

This site could generate approximately 200 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 450 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. Under the Transportation Section, note #5 of the conditional notes needs to read: The petitioner will *dedicate* 20 feet of additional right-of-way along the site's Steel Creek Road frontage.
2. A conditional note needs to be added to clarify and consolidate all transportation improvements as generally depicted on the site plan:
 - Red Springs Drive will be extended from its exiting terminus (west of the site's east property line) to Steel Creek Road. Red Springs Drive will be implemented as a "public" commercial narrow street section, including the 8' planting strips and 5' sidewalks, street trees, etc. and the dedication of 55' right-of-way as fee simple. The site's proposed 5' sidewalks need to connect and transitioned to the existing 4' sidewalks, east of the eastern property line.
 - Steel Creek Road will be widened to accommodate two (2) travel lanes, a left turn lane (150' storage and appropriate taper lengths), a northbound right turn lane and a 5' bike lane. The future curblineline will be established in construction permitting process.
 - Subject to the approval of CDOT and meeting CDOT's speed hump criteria, the Petitioner agrees to install one (1) speed hump on Red Springs Drive between the proposed site driveway and Sullivans Trace Drive using CDOT's contractor at our costs (not to exceed

\$2,500.00). If the speed hump is not warranted, after two (2) years from the receipt of hotel occupancy, this stipulation will be waived.

3. A conditional note needs to be add that states: All identified transportation improvements (excluding a possible future speed hump) shall be completed and approved by the City and/or NCDOT before the first certificate of occupancy will be issued.

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 that the petitioner has a desire to relocate the existing unimproved right-of-way onsite to its future location to accommodate the extension of Red Spring Drive to Steel Creek Road. Doing so will require separate action by City Council to abandon the existing right of way.
2. According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte. CDOT has determined that a left-turn lane is necessary to serve the traffic using the proposed public street driveway connection(s) for this site. The engineering design and construction of the left-turn lane is the responsibility of the owner, and shall be performed by a professional engineer registered in the State of North Carolina who has roadway-design experience. CDOT will only approve the proposed public street/private driveway connection(s) provided that a left-turn lane is constructed on Steele Creek Road (NC Hwy 160) into the proposed development. The left-turn lane needs to be designed using NCDOT standards with a minimum 150 feet of storage along with the corresponding tapers. This roadway improvement is required to meet the traffic demands of the proposed development.
3. 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.
4. The proposed driveway connection(s) to Steele Creek Road (NC Hwy 160) will require a driveway permit(s) to be submitted to CDOT and NCDOT 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.
5. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
6. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.

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7. 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.

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

1. NCDOT is requesting a northbound right turn lane onto the proposed Red Spring Drive. CDOT recommends the Petitioner contact Mr. Doug Sossamon with NCDOT at 704.560.6900 regarding the right turn lane design and Steel Creek widening.

If we can be of further assistance, please advise.

cc: R. H. Grochoske
B. D. Horton
A. Christenbury
D. Sossamon (NCDOT)
R. Odynski (NCDOT)
Rezoning File