



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 2011-056: Approximately 6.25 acres located on the east Side of Steele Creek Rd between Whispering Pines Lane and Shopton Road

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 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. The last sentence of conditional note 6 should be changed to read "Red Spring Drive will be designed to meet the minimum standards of the Subdivision Ordinance"
2. Revise the second sentence of the conditional note 8 to read "Steele Creek Road (NC Hwy 160) Improvements will be constructed by the petitioner at the time of construction of the hotel. No building certificates of occupancy will be released until the roadway improvements are built. Curb and gutter will be installed by the petitioner in its future location along the site's frontage on Steele Creek Road (NC Hwy 160)"

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. 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. A 5' northbound bike lane is required along the property's frontage on Steele Creek Road (NC Hwy 160). The proposed bike lane needs to extend from the southern property corner to the starting point of the vehicular storage for the southbound left – turn lane onto Red Spring Drive.
4. 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.
5. The proposed driveway connection(s) to Steele Creek Road (NC Hwy 160) 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.
6. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
7. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
8. 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.

Tammie Keplinger

July 20, 2011

Page 3 of 3

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.

If we can be of further assistance, please advise.

c: R. H. Grochoske
B. D. Horton
A. Christenbury
D. Sossamon
Rezoning File