



Charlotte Department of Transportation

Memorandum

Date: August 19, 2011

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 2011-062: Approximately 3.698 acres located on the east side of Statesville Rd between Cindy Lane and Nevin 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 83 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 140 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CDOT requests the following changes to the rezoning plan:

1. Statesville Road (NC Hwy 21) is classified as a Major Thoroughfare according to the Mecklenburg-Union Metropolitan Planning Organization's Thoroughfare Plan. Per section 12.103 of the Zoning Ordinance, major thoroughfares require one hundred feet (100') of total right of way. Due to the city funded Statesville Road widening project, CDOT has identified the need for additional right of way and requests the petitioner dedicate twenty feet (20') of right of way, measured from the existing right of way into the site to accommodate the construction of the Statesville Road widening project.

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. CDOT has a funded project to widen Statesville Road along the petitioner's property frontage. The project involves the construction of curb and gutter, driveway(s), and street improvements to Statesville Road that will otherwise be required prior to driveway permit approval. Rather than construct the required improvements (curb and gutter, sidewalk, etc) with development of the site, the developer will be required to contribute their equivalent cost to the CDOT for construction with the widening project.

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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.
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. All proposed driveway connection(s) to Statesville Road will require 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 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.
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.

If we can be of further assistance, please advise.

c: R. H. Grochoske
B. D. Horton
A. Christenbury
E. D. McDonald
T. Votaw
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Rezoning File