



Charlotte Department of Transportation

Memorandum

Date: October 24, 2011

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 2011-72: Approximately 3.0 acres located on the northwest corner at the intersection of University City Boulevard and East Mallard Creek Church 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 1,481 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 2,128 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CDOT requests the following changes to the rezoning plan:

1. The Mecklenburg Union Metropolitan Planning Organization (MUMPO) Thoroughfare Plan identifies a future major thoroughfare connecting to the intersection of Mallard Creek Road and University City Boulevard. This entire intersection will be lowered several feet. We recommend the petitioner work with CDOT and Mr. Stuart Basham of MUMPO at 704-336-4695. The revised site plan should honor the future curblines and right-of-way, including any additional embankment needs due to the existing site's topographic conditions, and any proposed site access driveways from the MUMPO alignment in order for us to continue our review of the petition. We recommend the right-of-way for the future thoroughfare be dedicated and conveyed in fee-simple.

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.

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2. The proposed driveway connection(s) to Mallard Creek Rd and University City Boulevard 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.

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

1. We anticipate NCDOT will not allow any driveway access points on University City Boulevard and recommend the petitioner contact the NCDOT directly to discuss access to University City Boulevard.

If we can be of further assistance, please advise.

c: R. H. Grochoske
B. D. Horton
Rezoning File