



Charlotte Department of Transportation

Memorandum

Date: January 27, 2012

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 2011-79: Approximately 1.21 acres located on the northeast corner of the intersection at Tuckaseegee Road and Little Rock 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 1,302 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,465 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 plan needs to show and label the existing and future right of way from the center line for Tuckaseegee Road and Little Rock Road as previously shown on the original site plan. Tuckaseegee Road is a major thoroughfare requiring a minimum of 70 feet of right-of-way. We request that the petitioner convey right-of-way in fee simple to meet this requirement. Little Rock Road is a major thoroughfare requiring a minimum of 100 feet of right-of-way. We request that the petitioner convey right-of-way in fee simple to meet this requirement. (See attachment of first site plan submitted to CDOT for further reference.)
2. We request the note that states "Install Median per CDOT" be changed to "Install Median per NCDOT."

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.

Tammie Keplinger

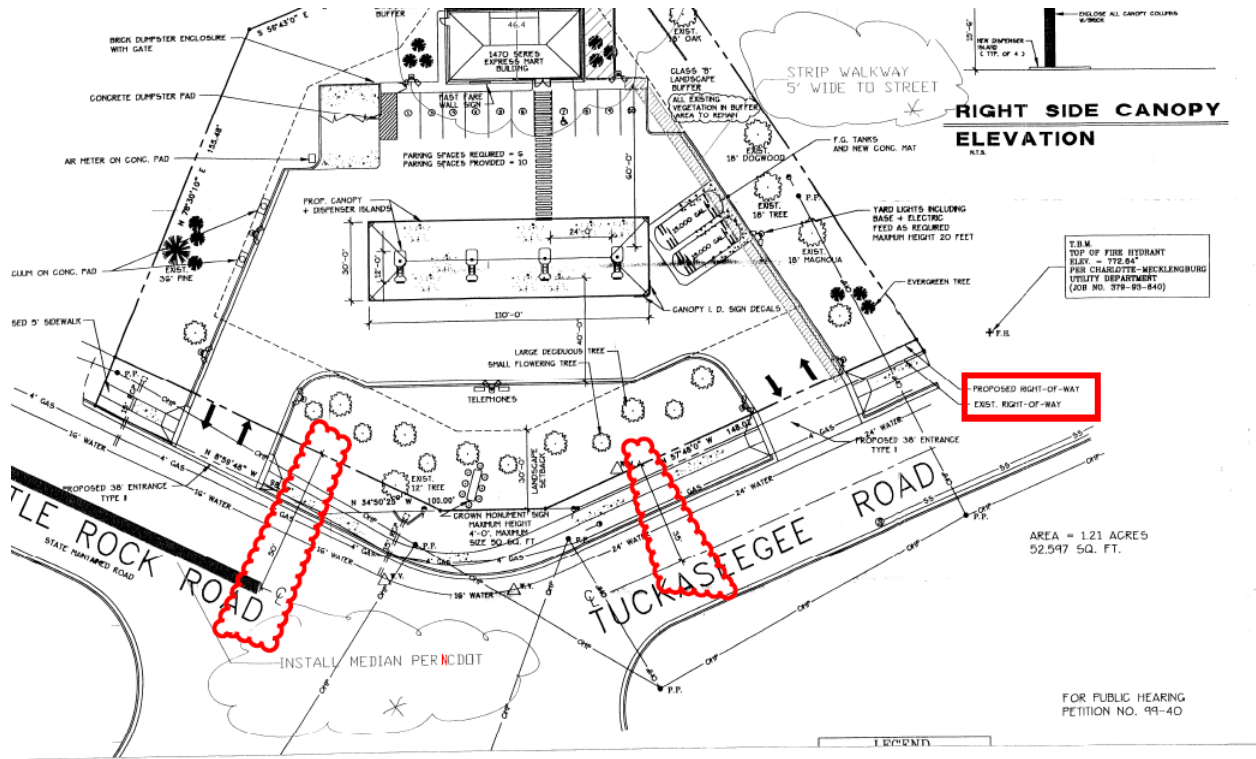
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2. Any proposed driveway connection(s) to Little Rock Road will require a driveway permit(s) to be submitted to CDOT and the North Carolina Department of Transportation for review and approval. The exact driveway location(s) and type/width of the driveway(s) 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.

If we can be of further assistance, please advise.

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



SCALE : 1"=20'

* Proposed REVISIONS