



Charlotte Department of Transportation

Memorandum

Date: March 15, 2012

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 12-047: Approximately 6.30 acres located on the west side of Idaho Drive and generally surrounded by Centre Street and Odum Avenue

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

CDOT understands the proposed primary use of this facility will be for a recycling facility. Specific trip generation data does not exist for this use. We do not expect traffic from this site to have a significant impact.

We have the following comments regarding apparent conflicts between the proposed rezoning and existing ordinances or policies:

1. The petitioner will be required to provide a public street terminus (via a hammerhead or cul de sac) per the subdivision ordinance should the petitioner abandon the portion of Darby Avenue shown on the site plan.

CDOT requests the following changes to the rezoning plan:

1. CDOT requests the petitioner either remove the two proposed future access points to the non built portion of Odum Avenue, or add a conditional note stating that existing Odum Avenue will be extended and built to public street standards at the developer's expense.
2. We request the petitioner specify the proposed building square footage information for the proposed facility. This information includes proposed square footage information for all proposed uses (office, warehouse, etc.) that will be built onsite.

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. 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.
2. Adequate sight triangles must be reserved at the existing/proposed street entrances. Two 35' x 35' sight triangles are required for the entrances to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrances. Such items should be identified on the site plan.
3. The proposed driveway connections to Odum Avenue will require driveway permits to be submitted to CDOT for review and approval. The exact driveway location and type/width of the driveways will be determined by CDOT during the driveway permit process. The locations of the driveways shown on the site plan are subject to change in order to comply with City Driveway Regulations and the City Tree Ordinance.
4. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
5. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
6. 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.

D. Rorie / F. Obregon

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