



Charlotte Department of Transportation

Memorandum

Date: April 20, 2012

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 12-059: Approximately 5.46 acres located on the east side of Steele Creek Rd at the intersection of Dixie River Rd and Steele Creek Rd

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 5,800 trips per day. This will have a significant impact on the surrounding thoroughfare system. Ordinarily CDOT would require a traffic study when trip generation will increase by this amount. In this case, the petitioner has been working with CDOT to adequately design the proposed public street to handle the proposed traffic as well as accommodate future expansion to handle additional traffic from the larger tract to the east when it develops.

CDOT requests the following changes to the rezoning plan:

1. CDOT requests the site plan change the proposed Dixie River Road right of way to accommodate the future development of the eastern parcels. The proposed right of way of should accommodate an additional eastbound through lane, which could be taken out of the proposed median, and an additional westbound left-turn lane, which could be added by widening by one lane width to the north and shifting the through and right turn lanes over. We request that the petitioner convey in fee simple the right-of-way of the future cross section for Dixie River Road extension. (See attachment for further clarification).
2. We request the petitioner to relocate the driveways further east along the property lines to provide a shared driveway between the different sites. (See attachment)
3. We request a note on the plans indicating that the developer is responsible for all the cost associated with the signal modifications related to the development at the intersection of Steele Creek Road and the future forth-leg of the intersection.

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4. The site plan needs to show an 8 foot planting strip and 6 foot sidewalk along Steele Creek Road and the future extension of Dixie River Road. The sidewalk along proposed Dixie River Road extension needs to be located at its ultimate location.

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.
2. The proposed driveway connections to Steele Creek Road will require driveway permits to be submitted to CDOT and the North Carolina Department of Transportation for review and approval. The exact driveway locations 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 align with driveways 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.

F. Obregon

