



Charlotte Department of Transportation

Memorandum

Date: May 14, 2012

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 12-070 Approximately 6.92 acres generally located on the west side of Ardrey Rd, south of Ardrey Kell 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 180 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 345 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 site plan needs to show that the residential medium street connecting to Wade Ardrey Road has sufficient sight distance per the latest AASHTO Green Book based on the current design speed of 45 miles per hour. If sight distance cannot be achieved at this location the street connection will need to be shifted to the north.
2. The site plan should depict the proposed curb and gutter along the site's Wade Ardrey Road frontage measured 18.5 feet from the centerline to the face of the curb.
3. The site should depict an 8-foot planting strip with a 6-foot sidewalk along Wade Ardrey Road.

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

May 14, 2012

Page 2 of 2

2. The proposed driveway connections to Wade Ardrey Road will require a driveway permit to be submitted to CDOT and the North Carolina Department of Transportation for review and approval. The exact driveway location and type/width of the driveway will be determined by CDOT during the driveway permit process. The locations of the driveway shown on the site plan are subject to change in order to align with driveway 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 items (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 items. 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 that NCDOT will require a left turn lane into the proposed site as a condition of their driveway approval and will also be concerned about safe sight distance relative to the proposed street connection to Wade Ardrey Road. As such, we encourage the petitioner to work directly with NCDOT during the rezoning process regarding the exact design and dimensions of the turn lane, and include this improvement in the revised site plan. Louis Mitchell with NCDOT can be reached at 704.596.6900.

If we can be of further assistance, please advise.

F. Obregon

cc: R. H. Grochoske
B. D. Horton
L.L. Mitchell (NCDOT)
Rezoning File