



# Charlotte Department of Transportation

## Memorandum

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**Date:** July 19, 2012

**To:** Tammie Keplinger  
Charlotte-Mecklenburg Planning Department

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

**Subject:** Rezoning Petition 12-073: Approximately 14.84 acres located on the southeast corner of Old Statesville Rd and Alexanderana Rd

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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 536 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 17,000 trips per day. The petitioner has submitted a traffic impact study; CDOT will offer additional comments following a review of the study.

### We request the following changes to the site plan:

1. The proposed public street should be identified as an office/commercial typical section consistent with the Subdivision Ordinance.
2. We recommend the plan be updated to reflect the required curb-and-gutter along Old Statesville Road.
3. We understand that the requested zoning district requires that the existing sidewalk be replaced to the conforming dimensions. We therefore recommend the area-plan recommended dimensions of an 8-foot planting strip and an 8-foot sidewalk along the entire site be reflected on the site plan.
4. The plan should be updated to show a proper design of the proposed public street connection to Alexanderana Road. A note needs to be added stating that the developer will be responsible for the cost of the modification of the signalized intersection of the proposed street connection to Alexanderana Road and any other signals due to offsite roadway improvements.

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5. The final connection point of the proposed public street connection to Old Statesville Road may need to be shifted further away from the ramp. We request a note acknowledging the final access location is subject to CDOT and NCDOT approval.
6. We request the plan need be updated to show and label a 5-foot bike lane along Old Statesville Road.
7. The rezoning plan needs to be updated to show the land uses consistent with the recently submitted traffic impact study
8. The plans need to be updated to show a sidewalk and ramp connection along Old Statesville Road to the intersection of I-485 ramp with associated pedestrian signals.

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. The plan needs to be updated to show a proper design of the proposed public street connection to Alexanderana Road since it will be the fourth leg of a signalized intersection. The design should accommodate pedestrian median refuge islands. A note needs to be added stating that the developer will be responsible for all of the cost associated with the modification of the signalized intersection of the proposed street connection to Alexanderana Road and any other signals due to offsite roadway improvements. (Contact Felix Obregon at 704-432-5729 to discuss in further details the design parameters of the intersection.)
2. The design of the existing left-over on Old Statesville Road needs to be able to properly accommodate u-turn movements due to this development.
3. 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.
4. The proposed driveway connections to Old Statesville Road and Alexanderana Road will require a 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.
5. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
6. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.

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7. 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 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  
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Rezoning File