



Charlotte Department of Transportation

Memorandum

Date: September 27, 2012

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 12-085: Approximately 18.8 acres located on the southeast corner at the intersection of Johnston Rd and Marvin Rd.
(revised 9/14/2012)

CDOT has previously commented on the subject petition in our August 22nd memorandum to you.

Vehicle Trip Generation

This site could generate approximately 375 trips per day as currently zoned if developed as 39 single-family residential units. Under the proposed multi-family zoning (281 dwelling units) the site could generate approximately 1,830 trips per day. This will have a minor impact to the surrounding thoroughfare system. However specific site transportation improvements are required by both NCDOT and CDOT to improve the operations of the street network by installing partial traffic signalization at Johnson Road and Marvin Road. The partial signalization will stop conflicting traffic movements at this location which will improve the convenience and safety of motorists traveling southbound on Johnson Rd to turn left onto Marvin Road (afternoon peak hour) and motorists traveling westbound on Marvin Road to turn right onto Johnson Road (morning peak hour).

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

1. The proposed right-of-way needs to accommodate a future five-foot bike lane, an 8' planting strip and 6' sidewalk.

In addition to the comments above, CDOT requests the following changes to the rezoning plan:

1. CDOT is working with the petitioner on the design of the improvements along Marvin Road. The final curblineline location will determine the placement of the proposed sidewalk along the site's frontage. We request that the site plan include a note committing to the dedication of the right-of-way necessary to accommodate the required planting strip and sidewalk.

2. The petitioner should add a prefix to the Transportation Section (Section 2) of the conditional notes that states: "All described transportation improvements below shall be implemented prior to the issuance of the site's first building certificate of occupancy. "
3. We request an approximate 150' long painted median to include a raised concrete pedestrian refuge island with accessible ramps on each side of Marvin Road between the site's proposed private street connection and Donnington Drive. This median would occupy the space that would otherwise be unused pavement, shadowing out for the proposed east and westbound left turn lanes on Marvin Rd.
4. We request the petitioner revise site plan to include a typical cross-section along with a schematic drawing depicting the proposed road improvements on Marvin Road. The revised site plan should indicate the following items: existing and future right-of-way, Johnston Road's edge of shoulder, Marvin Road's existing and proposed back-of-curb, future travel/turning and bike lanes, painted medians, and proposed building setback lines. Specifically, the proposed curb and gutter needs

The proposed curb and gutter along the petitioner's frontage on Marvin Road needs to remain linear all the way from the intersection at Johnston Road to the site's eastern property on Marvin Road. Any unused asphalt can be striped out and activated at a later date.

5. Change Transportation note D to read: "The petitioner shall construct a southbound directional crossover with a minimum of 150 feet of storage on Johnston Road into the proposed site access."

If we can be of further assistance, please advise.

D. Rorie

cc: R. H. Grochoske
B. D. Horton
B. Canipe (NCDOT via email)
S. Cole (NCDOT via email)