



Charlotte Department of Transportation

Memorandum

Date: August 21, 2012

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 12-088: Approximately 5.09 acres located on the north side of Nolley Court near the intersection of Nolley Court and Galleria Blvd

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 610 trips per day as currently zoned. Under the proposed zoning based upon an 80 unit senior independent living facility the site could generate approximately 300 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CDOT requests the following changes to the rezoning plan:

1. We request the petitioner implement an approximate 40' x 8' raised pedestrian refuge island at the intersection of Sardis Road North and Maple Shade Lane (east of Maple Shade). This proposed pedestrian refuge island must be designed to enhance pedestrian crossings of Sardis Road and must not block the existing driveway access to parcel # 21322107. Details of the proposed refuge island will be evaluated during the construction permitting phase.

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.

2. The plan needs to show and label the existing and future right of way from the Sardis Road North's center line. Sardis Road North is a minor thoroughfare requiring a minimum 70 feet of right of way. We request the petitioner to convey right-of-way in fee simple measured 35 feet from Sardis Road North's existing center line.
3. Adequate sight triangles must be reserved at the proposed street entrance. 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.

Tammie Keplinger

August 21, 2012

Page 2 of 2

4. The proposed driveway connections to Sardis Road North will require a driveway permits to be submitted to CDOT 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 driveway 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.
7. 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

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