



Charlotte Department of Transportation

Memorandum

Date: November 9, 2012

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 12-101: Approximately 4.27 acres located on the west side of Steele Creek Road between Dixie River Road and Shopton Road West.

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 130 trips per day as currently zoned if developed as thirteen single – family detached housing units. The revised site plan received October 24th, relative to the proposed zoning specifies a drug store and two restaurants; one with a drive-thru could generate approximately 4,900 trips per day, this is an increase from the original site plan submittal. This will have a significant impact on the surrounding thoroughfare system; however, we anticipate the combined effects of the proposed directional crossover along with infrastructure improvements associated with adjacent development proposals will be sufficient to address the traffic increase for the subject rezoning petition.

CDOT requests the following changes to the rezoning plan:

1. We request the petitioner add a note to the site plan that states the existing residential driveway on Shopton Road will be removed during site construction, and the final location and type of any proposed commercial driveways onto Shopton Road will be determined during the 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.

1. According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte.

2. Adequate sight triangles must be reserved at the existing/proposed street entrances. Two 35' x 35' and two 10' x 70' 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 entrance. Such items should be identified on the site plan.
3. The proposed driveway connection to Steele Creek Road (NC Hwy 160) 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 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.
4. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
5. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
6. 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.

We anticipate that NCDOT will request the following, and recommend the Petitioner work directly with NCDOT regarding the anticipated request.

1. NCDOT is requesting a southbound right turn lane into Steele Creek Road (NC Hwy 160) to serve the northernmost proposed driveway. We suggest the petitioner contact Doug Sossamon with NCDOT at 704.560.6900 regarding the right turn lane design.

If we can be of further assistance, please advise.

D. Rorie

cc: R. H. Grochoske
Brett Canipe, NCDOT
Scott Cole, NCDOT
B. D. Horton
Rezoning File