



# Charlotte Department of Transportation

## Memorandum

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**Date:** October 22, 2012

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

**From:** Michael A. Davis, PE *Mike Davis*  
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.

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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 130 trips per day as currently zoned if developed as thirteen single – family detached housing units. Under the proposed zoning the site could generate approximately 3,420 trips per day. 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. Clarify the size of the proposed rezoning petition. The development summary on the site plan lists 4.63 acres; however the rezoning application lists 4.267 acres.
2. 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.

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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.

If we can be of further assistance, please advise.

D. Rorie

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