

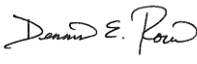


Charlotte Department of Transportation

Memorandum

Date: January 25, 2013

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Dennis Rorie, PE 
Development Services Division

Subject: Rezoning Petition 13-004: Approximately 2.63 acres located on the southeast corner at the intersection of York Road (NC 49)/Palisades Pkwy

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 110 trips per day as currently zoned as MX-3. Under the proposed O-1 zoning the site could generate approximately 275 trips per day.

CDOT requests the following changes to the rezoning plan:

1. CDOT recommends the petitioner extend Langston Drive to connect with Grand Palisades Parkway as a public street with 60' right-of-way. The Langston Drive connection at Grand Palisades Parkway would be restricted to right-in/right-out traffic movements. Residents living within the Grand Palisades development could enter the site without traversing through the NC 49/Grand Palisades intersection. We are also requesting 8' planting strips and 6' sidewalks paralleling both sides of Langston Drive from Grand Palisades Parkway to NC 49.

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. 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.
2. The proposed/requested driveway connection(s) to Langston Drive and Grand Palisades Parkway will require a driveway permit(s) to be submitted to CDOT and the North Carolina Department of Transportation (NCDOT) for review and approval. The exact

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driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.

3. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
4. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
5. 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.

rhg

cc: Rick Grochoske
Scott Correll
Brett Canipe, NCDOT (via email)
Rezoning File