



Charlotte Department of Transportation

Memorandum

Date: December 21, 2012

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 13-012: Approximately 1.48 acres located on the east side of Statesville Road near the intersection of Interstate 85 and Statesville Road between Boxmeer Drive and Burch Drive

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 is currently zoned B-2 and is proposed as I-2 zoning. Without detailed building square footage it is difficult to estimate existing and proposed trips generated by this site. The petitioner needs to provide detailed land-use and density for the subject site so that CDOT can estimate trip generation and complete our review.

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

1. The existing truck entrance driveway on Boxmeer may need to be modified so that the existing gated entrance complies with the Zoning Ordinance: Gated entrance need to be designed so that entering/existing vehicles do not maneuver in the public street's right-of-way.

We request the following changes to the site plan:

1. CDOT anticipates that both parcels identified in the subject rezoning request will be conditional rezoning. As a conditional rezoning, we request the site's current number of driveways be reduced (currently five) along Statesville Road and Boxmeer Drive. We are proposing the site to have a total of three driveways: two on Statesville and one on Boxmeer. CDOT will work with the petitioner during the construction plan review process to locate these three driveways.

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 revised/proposed driveway connection(s) to Statesville Road and Boxmeer Drive 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 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: R. H. Grochoske
Scott Correll
Sean Epperson, NCDOT (via email)
Fred Burton, NCDOT (via email)