



Charlotte Department of Transportation

Memorandum

Date: October 25, 2013

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 13-017: Approximately 5.27 acres located on the east side of Little Rock Road and north of the intersection at Little Rock Road and Tuckaseegee Road.

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 145 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 520 trips per day.

In addition to the comments above, CDOT requests the following changes to the rezoning plan:

1. Little Rock Road is designated as a major thoroughfare on CRTPO's Thoroughfare Plan, requiring 100 feet of right-of-way. CDOT requests the petitioner dedicate in fee simple 50 feet right-of-way along the site's Little Rock Road frontage as measured from its existing centerline.
2. We request the petitioner provide a conceptual layout of how "future" vehicular access will be provided to the eastern portion of the site (i.e. parcel #05917224) to the City's Planning Department and CDOT.

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.

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2. The proposed driveway connection to Little Rock Road and 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/NCDOT during the driveway permit process. The locations of the driveway 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.

We anticipate that NCDOT (980-523-000) will request the following, and recommend the Petitioner work directly with Mr. Brett Canipe with NCDOT regarding their anticipated request.

We understand that NCDOT may require a southbound left turn lane on Little Rock Road at the proposed site's driveway as a condition of their driveway permit approval. We recommend the petitioner meet with NCDOT early in the development process to identify any development requirements that they may have.

If we can be of further assistance, please advise.

R. Grochoske

cc: S. Correll
Brett Canipe, NCDOT (via email)
Sean Epperson, NCDOT (via email)
Rezoning File