



# Charlotte Department of Transportation

## Memorandum

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**Date:** January 25, 2013

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

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

**Subject:** Rezoning Petition **13-031:** Approximately 6.05 acres located on the north side of Samuel St. between Newland Rd and Statesville Ave. near the intersection of I-77 and Atando Ave.

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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 750 trips per day as currently zoned. The subject petition does not provide enough information to provide trip generation estimates. Trip generation estimates for the proposed zoning will be provided in the subsequent memorandum.

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

1. The required streetscape adjacent to multifamily of the proposed density includes an 8-foot sidewalk and 8-foot planting strip.

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

1. The site plans should be modified and show and label the right-of-way for all public streets.
2. The plan needs to show and dimension the proposed hammerhead at the end of Newland Road.
3. The site plan needs to be modified to show the parking 20 feet from the radius point of adjacent driveways and street corners.

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.

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1. We request the petitioner to contact CDOT (Felix Obregon, 704-432-5729) to review possible roadway improvements associated with the proposed rezoning as stipulated by the previously reviewed traffic impact study for rezoning petition 2008-073.
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(s). Such items should be identified on the site plan.
3. The proposed driveway connections to Samuel Street and Newland Road will require a driveway permits to be submitted to CDOT for review and approval. The exact driveway locations and type/width of the driveways 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.

F. Obregon

cc: D. Rorie  
S. Correll  
F. Burton  
Rezoning File