



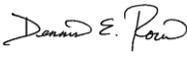
# Charlotte Department of Transportation

## Memorandum

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**Date:** January 25, 2013

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

**From:** Dennis Rorie, PE   
Development Services Division

**Subject:** Rezoning Petition **13-032:** Approximately 2.05 acres located on the south corner at the intersection of DoubleOaks Road and Newland Road near Statesville Avenue.

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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 290 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 220 trips per day.

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

1. The streetscape requirements for a multifamily site would require an 8-foot planting strip and 8-foot sidewalk along Double Oaks Road, Newland Road and Statesville Avenue.

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

1. The scale does not appear to be 1" = 50' as depicted on Sheet A001. We request the petitioner revise the proposed scale.
2. We request the petitioner show the proposed access point on Double Oaks Road relocated further north to provide more separation from the existing driveway location across the street.

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.

Tammie Keplinger

January 25, 2013

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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 entrance. Two 35' x 35' and two 10' x 70' sight triangles are required for the entrance to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrances. Such items should be identified on the site plan.
3. The proposed driveway connection to Double Oaks Road will require a driveway permit to be submitted to CDOT 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 driveway shown on the site plan are subject to change in order to align with driveway 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: R. Grochoske  
S. Correll  
Rezoning File