



# Charlotte Department of Transportation

## Memorandum

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**Date:** February 25, 2013

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

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

**Subject:** Rezoning Petition 13-036: Approximately 1.31 acres located on the east side of Valleydale Road, on the west side of Bellhaven Boulevard and across from the intersection of Coulwood Drive and Valleydale Road.

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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 50 trips per day as currently zoned residential. Under the proposed zoning the site could generate approximately 500 trips per day.

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

1. We anticipate the petitioner will need to implement 6' sidewalks along the site's Bellhaven Boulevard and Valleydale Road frontages per Chapter 19 of City Code. During the permitting phase of the project, CDOT and NCDOT will work with petitioner to identify the correct location of the proposed sidewalks.
2. The zoning ordinance-required 5' sidewalk from the building to each public street appears to be missing on the site plan.

### 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. According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of CDOT.
2. 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.

3. The proposed driveway connections to Bellhaven Blvd. and Valleydale Road will require a driveway permits to be submitted to CDOT and the North Carolina Department of Transportation (NCDOT) 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.

We anticipate that NCDOT will request the following, and recommend the Petitioner work directly with NCDOT regarding the anticipated request.

1. NCDOT may determine that a left-turn lane on Bellhaven Boulevard for the proposed development. If required, the engineering design and construction of the left-turn lane will be the responsibility of the owner, and shall be performed by a professional engineer registered in the State of North Carolina who has roadway-design experience. *CDOT recommends the Petitioner meet with NCDOT (Mr. Doug Sossamon at (704)596-6900) during the rezoning process and incorporate NCDOT transportation requirements on the revised site plan.*

If we can be of further assistance, please advise.

R. Grochoske

cc: S. Correll  
D. Rorie  
Rezoning File