



Charlotte Department of Transportation

Memorandum

Date: March 25, 2013

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 13-040: Approximately 0.71 acres located on the west side of West Sugar Creek Road across from Munsee Street.

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 10 trips per day as currently zoned if developed as one single-family home. Under the proposed zoning the site could generate approximately 40 trips per day.

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

1. The site plan does not appear to depict the Zoning Ordinance required 5' sidewalk from the building to the public street.

CDOT requests the following changes to the rezoning plan:

1. We ask the petitioner provide a north arrow on the next submittal of the site plan.
2. Please show and label the proposed right-of-way for Sugar Creek Road. Sugar Creek Road is designated as a major thoroughfare according to the MUMPO Thoroughfare plan and requires a minimum of 100 feet of right-of-way. As such, we request the petitioner dedicate 50' of right-of-way as measured from the centerline of Sugar Creek Road to meet this requirement.
3. We request the petitioner provide an 8' planting strip and 6' sidewalk along the site's frontage of Sugar Creek Road.

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4. We request the petitioner remove the reference to the specific type of proposed driveway (Type II Driveway) from the site plan, and allow for the specific driveway type to be determined during the driveway permit process.

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 the City of Charlotte.
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. Such items should be identified on the site plan.
3. The proposed driveway connection to Sugar Creek Road 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 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: S. Correll
B. Canipe
Rezoning File