



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 13-048: Approximately 21.0 acres located on the west side of Lancaster Highway at the intersection of Lancaster Highway and Johnston 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 1,700 trips per day as currently zoned. Under the proposed zoning, the site could generate approximately 1,700 trips per day. The petitioner has elected to submit a Traffic Impact Analysis (TIA) as a part of the rezoning petition. On March 13, 2013 both CDOT and NCDOT met with the petitioner to identify study parameters for the subject TIA. We anticipate the final study parameters to be complete within the next week, and the study will commence thereafter. We will provide comments for the subject TIA in subsequent memoranda after our review has been completed.

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

1. The petition does not appear to depict the Zoning Ordinance required 5' sidewalk from the proposed buildings to each public street.

CDOT requests the following changes to the rezoning plan:

1. We request a Local Office Wide (CLDSM –U- 05A) cross-section for the proposed public street.
2. We understand Johnston Road (US 521) is a NCDOT control-of-access facility which prohibits sidewalks from being placed within the right-of-way. As such, we request the proposed 6' sidewalk along Johnston Road (US 521) to be located outside of the public right-of-way an inside of a sidewalk utility easement (SUE).

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3. We request an 8' planting strip and 6' sidewalk along site's frontage on Lancaster Highway.
4. We request the driveway stubs depicted on the proposed public street be removed from the subject petition, and allow for these driveways to be properly located when the adjacent parcel on Lancaster Highway gets developed.

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. CDOT does not support the proposed right in/out driveway on Lancaster Highway closest to the intersection of Lancaster Highway and Johnston Road (US 521) and recommend it be removed from the site plan.
2. 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.
3. 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 entrances. Such items should be identified on the site plan.
4. The proposed driveway connections to Lancaster Highway and Johnston Road (US 521) will require driveway permits to be submitted to CDOT and the North Carolina Department of Transportation 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.
5. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
6. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
7. 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.

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If we can be of further assistance, please advise.

F. Obregon

cc: S. Correll
B. Canipe
Rezoning File