



Charlotte Department of Transportation

Memorandum

Date: April 24, 2013

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE
Development Services Division

Subject: Rezoning Petition 13-052: Approximately 39.06 acres located on the southeast corner at the intersection of Interstate 85 and University City Boulevard across from IKEA Boulevard.

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 7,200 trips per day as currently zoned. Existing zoning land-use assumes a 20 acre 400 multi-family dwelling unit parcel and 8 acres developed as retail and restaurant use at 3,200 sf per acre. Under the proposed zoning as a 275,000 sf auto-mall, the site could generate approximately 3,670 trips per day.

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

1. The petitioner will need to comply with the City's Subdivision Ordinance with respect to the proposed street types, street cross-sections, and required network block spacing.

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 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.

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3. The proposed driveway connections to IKEA Way Boulevard and University City Boulevard 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.
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 Mr. Brett Canipe with NCDOT regarding their anticipated request.

CDOT understands NCDOT is requesting a Traffic Impact Study (TIS) due to the anticipated trip increase associated with the proposed development. As such, we are requesting the petitioner meet with both NCDOT and CDOT as early as possible during the rezoning process to develop the TIS work scope. Both transportation agencies will provide transportation specific comments in subsequent memoranda once the traffic study has been reviewed. Please contact Mr. Brett Canipe with NCDOT at 704-596-6900 to determine if a TIS will be required by NCDOT.

If we can be of further assistance, please advise.

R. Grochoske

cc: S. Correll
Brett Canipe (NCDOT)
Sean Epperson (NCDOT)
Rezoning File