

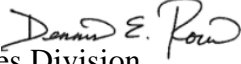


Charlotte Department of Transportation

Memorandum

Date: March 6, 2013

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Dennis E. Rorie, PE 
Development Services Division

Subject: Rezoning Petition 13-072: Approximately 5.11 acres located at the intersection of Eastfield Road and Prosperity Church Road. (*Revised 2/12/2014*)

CDOT has previously submitted transportation comments to you in our memorandums dated July 29th and October 4th, 2013.

Vehicle Trip Generation

Under the current zoning, this site could generate approximately 2,400 trips per day zoned if developed as a high school. Under the proposed zoning the site could generate approximately 4,930 trips per day.

We required a Traffic Impact Study (TIS) to be submitted due to the increase in traffic volume for the subject development. We have reviewed the subject TIS and our comments are incorporated in this memorandum.

CDOT requests the following changes to the rezoning plan:

1. NCDOT, CDOT and Planning are currently working on the ultimate alignment of Eastfield Road along the site's frontage. Eastfield Road's ultimate eastbound alignment and travel lane requirements at Prosperity Church Road are as follows: four (4) travel lanes (i.e. a left turn lane, 2 thru lanes and a right turn lane), a 4' raised center median, a 5' wide bike lane, 2.5' curb and gutter, 8' planting strip, and 6' sidewalk. We may need additional right-of-way along the site's Eastfield Road frontage, near the site's western property line to implement this ultimate cross-section in the future. To that end, we are requesting the petitioner dedicate in fee simple any additional right-of-way, once the Eastfield alignment and future curblines is established. This work will be completed shortly so that the Eastfield Road's future curblines, right-of-way line and building setback lanes can be established along the site's frontage.

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

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of a street under the regulatory jurisdiction of the City of Charlotte. CDOT has determined that a Prosperity Church Road northbound left-turn lane is necessary to serve the traffic using the proposed private street connection at Arbor Creek Drive. The engineering design and construction of the left-turn lane is 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 will only approve the proposed private street connection provided that a left-turn lane is constructed on northbound Prosperity Church Road at Arbor Creek Drive. We recommend the rezoning plan reflect the design of this required left-turn lane prior to submittal/approval of the public street driveway connection. The left-turn lane needs to be designed using NCDOT standards with a minimum 150 feet of storage. This roadway improvement is required to meet the traffic demands of the proposed development.

2. The petitioner needs to add a conditional Transportation Note to the revised site plan as follows: Right-in/Right-out access onto Eastfield Road will need to be accomplished via a continuous four (4') wide raised concrete median along Eastfield Road from the intersection of Eastfield Road & Prosperity Church Road to the westernmost proposed driveway. An Eastfield Road westbound directional left-over will need to be constructed at the westernmost proposed driveway using NCDOT/CDOT design standards.
3. The proposed driveway/street connections to Eastfield Road and Prosperity Church Road 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 shown on the site plan 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.

We anticipate that NCDOT will request the following, and recommend the Petitioner work directly with Mr. Brett Canipe (980- 523-0000) with NCDOT regarding their anticipated request:.

We understand NCDOT will require Eastfield Road eastbound right-turn lanes at Prosperity Church Road and the site's center driveway. We recommend the petitioner work directly with NCDOT on the subject requirement. The petitioner needs to add a conditional transportation note to the revised site plan that documents these two right turn lane requirements on Eastfield Road.

If we can be of further assistance, please advise.

R. Grochoske

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