

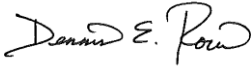


Charlotte Department of Transportation

Memorandum

Date: October 3, 2013

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: 
Dennis E. Rorie, PE
Development Services Division

Subject: Rezoning Petition 13-082: Approximately 7.95 acres located on the west side of Sharon Road between Morrocroft Lane and Sharon Township Lane.

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 4,930 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 4,640 trips per day.

CDOT requests the following changes to the rezoning plan:

1. CDOT has been in contact with the petitioner about alternative access configurations for the driveway on Sharon Road (Access B). CDOT is currently reviewing a Signal Warrant Analysis (SWA) submitted by the petitioner that is intended to provide the technical basis for signaling the subject intersection. Should the Signal Warrant Analysis demonstrate that a traffic signal is justified, we recommend the petitioner commit to the full cost of the design, installation, and construction of a traffic signal and any associated turn lanes and geometric modifications necessary to install and operate the subject traffic signal.
2. We request the petitioner revise Transportation Note #1 to the following; "The petitioner is currently proposing a right-in/right-out driveway at Access C, which shall be constructed prior to the issuance of any certificates of occupancy for any new development on the Site. Petitioner will convert the existing right-in/right-out driveway at Access B to a full movement driveway; only if such access is signaled."

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.

Tammie Keplinger

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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(s). Such items should be identified on the site plan.
3. The proposed driveway connection to Sharon Road will require a driveway permit to be submitted to CDOT 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 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.

If we can be of further assistance, please advise.

F. Obregon

cc: S. Correll
Rezoning File