



Charlotte Department of Transportation

Memorandum

Date: October 25, 2013

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 13-103: Approximately 5.02 acres located on the north side of Old Statesville Road across from Spring Trace Drive

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 640 trips per day as currently zoned. With the array of uses allowed in I-1 zoning category, a wide range of trip generation is possible for the proposed zoning scenarios.

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. The site's frontage along Old Statesville Road currently has six (6) driveways. Depending on the petition's proposed site plan, CDOT requests the petitioner consider consolidating these existing driveways to two or three. Consolidating the number of driveways would reduce traffic conflict points along Old Statesville Road to may a safer environment entering/exiting the proposed site. Again depending on petitioner proposed site plan, land use and density a northbound left turn lane on Old Statesville Ave. may be required. If required the median opening for the northbound left turn lane will need to align with Spring Trace Drive.
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 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.

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4. Any proposed driveway connection(s) to Old Statesville 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(s), number and type/width of the driveway(s) will be determined by CDOT/NCDOT during the driveway permit process. The locations and/or consolidation of the proposed driveway(s) are subject to change in order to align with driveway(s) on the opposite side of the street, reduce vehicular conflict points, and/or 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.

We anticipate that NCDOT (980-523-000) will request the following, and recommend the Petitioner work directly with Mr. Brett Canipe with NCDOT regarding their anticipated request.

NCDOT may require a Traffic Impact Study (TIS) or Transportation Technical Memorandum (TTM) as a condition of their driveway permit approval. We anticipate that NCDOT's review of any required TIS will occur after the City's Rezoning Process. CDOT also anticipates NCDOT may require a northbound left-turn lane to serve the traffic using any proposed private driveway(s) that access Old Statesville Road. The developer/petitioner is recommended to meet with NCDOT early in the development process to identify any development requirements they may have.

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