



Charlotte Department of Transportation

Memorandum

Date: December 23, 2013

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 14-013: Approximately 10.01 acres located on the east side of Providence Road between Lakeside Drive and Kuykendall 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 350 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 346 trips per day.

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

1. The site plan does not appear to show the zoning ordinance required 5' sidewalk from the building to Kuykendall Road.

In addition to the comments above, CDOT requests the following changes to the rezoning plan:

1. As requested, the petitioner has provided a left turn lane into the proposed driveway on Kuykendall Road. In lieu of the taper east of this driveway, we ask that the petitioner provide the additional asphalt necessary to accommodate the future cross section measuring 16.5' from the existing centerline of Kuykendall Road. This can be accomplished by connecting the proposed asphalt to the existing edge of pavement via a 2:1 taper at the eastern most property line.

2. We request the petitioner to shift the existing bus stops at Country Lane closer to the intersection of Providence Road and Kuykendall Road. Please coordinate with Brian Horton with CATS to determine the final locations.

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 driveway connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte. CDOT has determined that a left-turn lane is necessary to serve the traffic using the proposed private driveway connection to Kuykendall Road for this site. 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 driveway connection provided that a left-turn lane is constructed on Kuykendall Road. We recommend the rezoning plan reflect the design of this required left-turn lane prior to submittal/approval of the private driveway connection. The left-turn lane needs to be designed using NCDOT standards with a minimum 75 feet of storage. This roadway improvement is required to meet the traffic demands of the proposed development.
2. Adequate sight triangles must be reserved at the 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.
3. The proposed driveway connections to Providence Road (NC16) and Kuykendall 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 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.

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If we can be of further assistance, please advise.

C. Leonard

cc: S. Correll
Rezoning File