



Charlotte Department of Transportation

Memorandum

Date: January 31, 2014

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From:

Dennis E. Rorie, PE
Development Services Division

Subject: Rezoning Petition 14-014: Approximately 1.9 acres located on the north corner at the intersection of Northlake Centre Parkway and Point O' Woods Drive.
(revised 1/17/2014)

CDOT has previously submitted a memorandum to you dated December 23, 2013 regarding this petition; we offer the below additional comments based upon the revised site plan.

Vehicle Trip Generation

This site could generate approximately 60 trips per day as currently zoned, assuming 6 lots of single family. Under the proposed zoning the site could generate approximately 5,500 trips per day.

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

1. CDOT understands the previous rezoning petition number 2008-060 for the subject parcel was modified via an Administrative Approval that included a realignment of Dolley Todd Drive to Northlake Centre Parkway, as a public local commercial street, built to public street standards identified in the City's Subdivision Ordinance. This future realignment and connection of Dolley Todd Road to Northlake Centre Parkway needs to align properly with the Northlake Mall's private street, east of Northlake Centre Parkway. Dolley Todd Road at Northlake Centre Parkway will become the existing signalized intersection's fourth (4th) approach leg, and therefore needs to be aligned properly at this location. The petitioner will be responsible for the dedication of public right-of-way and the construction this local commercial street within the site. The petitioner will need to dedicate the proper street right-of-way width after the construction permitting phase (i.e. after site engineering determines the minimum Dolley Todd Road right-of-way requirements. Public street right-of-way needs to be dedicated from Northlake Centre Parkway to the site's northern property line.

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

1. When Dolley Todd Road is further extended to Philadelphia Court, access from Dolley Todd Road to this site needs to be provided through parcel number 02529117 and the interim driveway closest to Northlake Centre Parkway must be closed. We request that a conditional note committing to the closure of the interim driveway upon street extension be added, or that the petitioner acquire a permanent easement thru parcel number 02529117. If the petitioner is unsuccessful in gaining a permanent access easement thru parcel 02529117 prior to when Dolley Todd Road is extended north, then a raised median will be added to Dolley Todd Road at the petitioner's expense at the interim full-access driveway (Figure 1). The final median design will be determined during the driveway permit process.

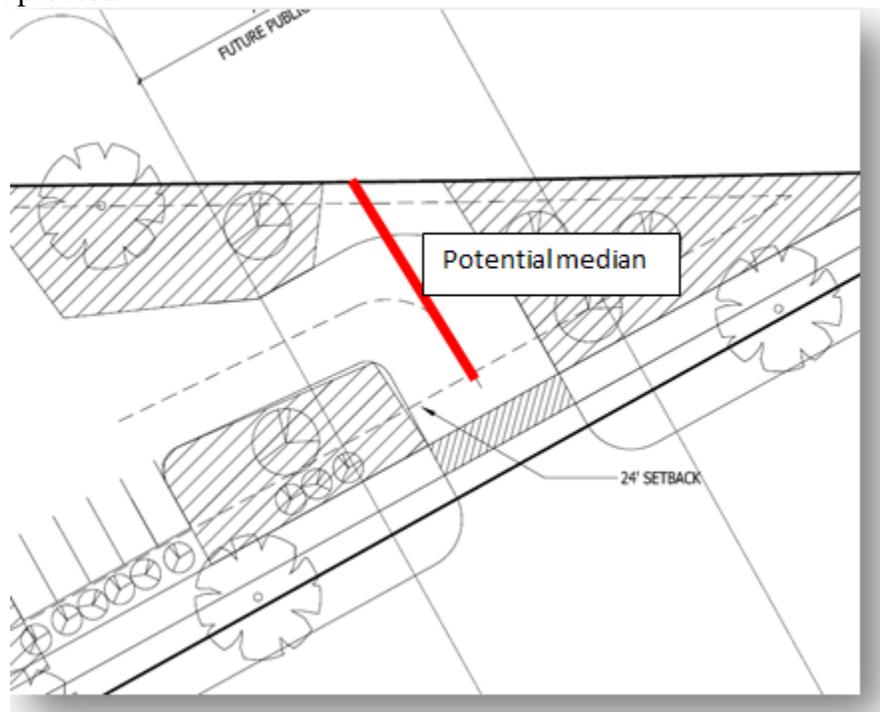


Figure 1

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 petitioner will be responsible for all traffic signal modifications necessary to create the fourth approach leg of the existing traffic signal intersection located at Northlake Centre Parkway/Dolley Todd Road/Northlake Mall Private Street. A Traffic Signal Developer's Agreement will be needed by the petitioner during the construction permitting phase to identify and agree to all traffic signal modifications and funding responsibility at this existing signalized location. We request the petitioner add a conditional note to the revised site.
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. CDOT has determined that a left-turn lane is necessary to serve the traffic using the proposed public street

Tammie Keplinger

January 31, 2014

Page 3 of 3

connection 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 public street connection provided that a northbound left-turn lane is constructed on Northlake Centre Parkway at Dolley Todd Road. We recommend the rezoning plan reflect the design of this required left-turn lane prior to submittal/approval of the public street 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. We request the petitioner add a conditional note to the revised site.

If we can be of further assistance, please advise.

R. Grochoske

cc: S. Correll
Rezoning File