



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 14-014: Approximately 1.9 acres located on the north corner at the intersection of Northlake Centre Parkway and Point O' Woods 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 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 requests:

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. 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 intersection's fourth (4th) approach leg, and therefore needs to be aligned properly at this location.
2. The street extension should be a public street, built to public street standards.
3. When Dolley Todd Rd 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 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.

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.
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 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.
3. Adequate sight triangles must be reserved at the proposed street entrance. 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. Such items should be identified on the site plan.
4. The proposed driveway connections to Northlake Centre Parkway and Point O' Woods Drive will require driveway permits to be submitted to CDOT 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.
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).

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Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

If we can be of further assistance, please advise.

R. Grochoske

cc: S. Correll
Rezoning File