



Charlotte Department of Transportation

Memorandum

Date: March 28, 2014

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 14-033: Approximately 1.7 acres located on the east side of Rea Road between Piper Station Drive and Ballantyne Commons Parkway.

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

There is currently not enough information to adequately estimate trip generation for the existing zoning (petition number 201-068). Under the proposed zoning the site could generate approximately 1,420 trips per day.

CDOT requests the following changes to the rezoning plan:

1. We request the petitioner show the proposed on-site vehicular circulation route for the proposed service delivery trucks and/or vehicles that will use the proposed loading area. As proposed, it appears that delivery trucks will have to turn around on the adjacent property to the south in order to exit the site at the existing driveway that connects to Piper Station Drive.

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 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. The existing driveway connection to Piper Station Drive 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 location of the driveway shown on the site plan are subject to change in order to align with

Tammie Keplinger

March 28, 2014

Page 2 of 2

driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.

3. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
4. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
5. 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.

D. Rorie

cc: S. Correll
Rezoning File