



Charlotte Department of Transportation

Memorandum

Date: May 23, 2014

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Dennis E. Rorie, PE 
Development Services Division

Subject: Rezoning Petition 14-035: Approximately 90 acres located on the southeast corner at the intersection of David Taylor Drive and Claude Freeman 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 25,950 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 8,700 trips per day.

CDOT and NCDOT have determined that a Traffic Impact Study (TIS) is required for the subject rezoning petition. The subject TIS was submitted to CDOT and NCDOT on May 12, 2014 and a subsequent review workshop was held on May 16th where the traffic consultant provided an overview of the TIS. The petitioner has elected to coordinate the subject TIS with NCDOT concurrent to the rezoning process. As such, CDOT & NCDOT will be meeting to determine the proposed TIS mitigation requirements on June 6th at NCDOT's Division 10 office in Albemarle, NC. CDOT will provide written TIS comments to you on June 10th.

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 and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte.
2. Adequate sight triangles must be reserved at the existing/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.

Tammie Keplinger

May 23, 2014

Page 2 of 2

3. The proposed driveway connections to David Taylor Drive and Claude Freedom Drive 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. 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.

R. Grochoske

cc: S. Correll
Brett Canipe (NCDOT), via email
Sean Epperson (NCDOT), via email
Rezoning File