



Charlotte Department of Transportation

Memorandum

Date: April 28, 2014

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Dennis Rorie, PE 
Development Services Division

Subject: Rezoning Petition 14-041: Approximately 2.92 acres located on the north side of Pete Brown Road at the intersection of Old Statesville Road and Pete Brown 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 330 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 110 trips per day.

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

1. The petitioner needs to revise the site plan to incorporate the City's approved Pete Brown Road alignment fronting the site (see the attached schematic below). The petitioner needs to contact Mr. Alan Morrison with the City's Engineering Property Management (EPM) Department at 704.336.7266 to obtain the approved Pete Brown/Old Statesville Road alignment. This future Pete Brown Road alignment may affect the site's proposed driveway location, in addition to its close proximity (+/- 120') to the existing Norfolk Southern Railroad tracks. This may require the proposed driveway access to be restricted to right-in/right-out movements in the future.



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. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). 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(s). Such items should be identified on the site plan.
2. The proposed driveway connection to Pete Brown Road 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 locations of the driveway shown on the site plan are subject to change in order to align with driveway on the opposite side of the street, existing RR tracks, 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.

Tammie Keplinger

April 28, 2014

Page 3 of 3

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
Rezoning File