

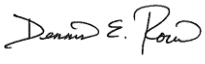


Charlotte Department of Transportation

Memorandum

Date: April 29, 2014

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Dennis Rorie, PE 
Development Services Division

Subject: Rezoning Petition 14-043: Approximately 2.71 acres located on the west side of Prosperity Church Road between Prosperity Point Lane and Pinewood Lane.

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 80 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 270 trips per day.

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

1. CDOT understands the existing zoning ordinance requires a minimum 5' wide sidewalk be placed from the proposed day care facility to the existing Prosperity Church Road sidewalk. The revised site plans needs to show this sidewalk.

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

1. CDOT request the site plan be revised to include a conditional note that specifies the on-site traffic circulation be signed and marked for one-way counter clockwise traffic flow. The proposed site's entrance driveway needs to be noted on the revised site plan as a right-in movement only. The entering site driveway needs to be designed to handle stacking distance requirements during morning drop off and afternoon pick up periods. Queuing requirements will be reviewed and approved during the driveway permitting process.
2. Prosperity Church Road is classified as a major thoroughfare according to the CRTPO Thoroughfare Plan and requires a

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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 connections to Prosperity Church Road 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.
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.

R. Grochoske

cc: S. Correll
Rezoning File