



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 14-051: Approximately 63.02 acres generally located on the east and west side of Gable Road between Shopton Road and Interstate 485.

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

More detail land use and density information is needed from the petitioner before existing and proposed zoning daily vehicle trip generation can be calculated for this petition. The petitioner's agent has been contacted and for this request for information.

CDOT and NCDOT have determined that a Traffic Impact Study (TIS) is required for the subject rezoning petition. The subject TIS has not been submitted to CDOT as of the time of this memorandum; however, specific transportation comments will be provided in subsequent memoranda after the TIS has been submitted and reviewed. The TIS needs to be submitted to CDOT/NCDOT for our review and approval four (4) weeks prior to the petition's Public Hearing date.

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

1. The petitioner needs to depict on the revised site plan 6' sidewalks and 8' planting strips, along all the site's existing and future public street frontages (i.e. existing streets: Shopton Road, Sandy Porter Road, and Gable Road, and the site's new east/west street).

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

1. Both Shopton and Sandy Porter Roads are designated on the City's Thoroughfare Map as minor thoroughfares requiring 80 feet of right-of-way. As discussed in the adopted *Steele Creek Area Plan*, these two streets are planned to be upgraded to Farm-to-Market road cross-sections, including 2 or 3 travel lanes, 5' bike lanes and 2.5' curb/gutter in the future. CDOT requests the petitioner to dedicate 40' of right-of-way in fee simple along

the site's Shopton and Sandy Porter Road frontages as measured from the existing street's existing centerline.

2. CDOT requests and joint meeting with the Petitioner and City Planning Subdivision to determine the site's new east/west street requirements (i.e. street type, alignment and cross-section) between Gable Road and Sandy Porter Road. This new east/west street needs to connect to Entrance Drive to the west and Shutterfly Road to the east. Gable Road's future local street cross-section requirements will also be discussed at this meeting.
3. It also appears there may be an opportunity to abandon existing NCDOT right-of-way associated with an "old" Sandy Porter Road alignment, near I-485. This existing right-of-way is located on the site's northwest quadrant of Sandy Porter/I-485 grade separation. CDOT requests this right-of-way matter be cleaned up; however this is a separate process between the petitioner and NCDOT.

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 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.
2. The proposed driveway connections to Shopton Road, Sandy Porter Road and Gable Road will require a driveway permit 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 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 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 items (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 items. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

Tammie Keplinger
April 29, 2014
Page 3 of 3

If we can be of further assistance, please advise.

R. Grochoske

cc: S. Correll
Rezoning File