



Charlotte Department of Transportation

Memorandum

Date: June 27, 2014

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: 
Dennis E. Rorie, PE
Development Services Division

Subject: Rezoning Petition 14-069: Approximately 81.75 acres located on the northeast quadrant at the intersection of Albemarle Road and Interstate 485.

CDOT has previously commented on the subject petition in our memorandum to you dated May 28, 2014.

Vehicle Trip Generation

This site could generate approximately 11,300 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 9,000 trips per day.

Upon our request the petitioner submitted a Traffic Impact Study (TIS) for our review. The following comments reflect our response to the subject TIS, and the revised site plan. CDOT and Planning staff will be meeting with the petitioner on July 1, 2014 to discuss the proposed entitlements, required transportation infrastructure, and access to the site.

We have the following comments:

1. The petitioner is proposing to phase the construction of the medical facility as stated in notes "i" and "ii" of the "Phasing" section of the Development Standards. In order to evaluate the appropriateness of the phasing, we need the petitioner to provide updated peak hour trip generation information and revised vehicular queue length information on proposed public street #1 for the entitlements they are seeking under Phase i and ii.

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. CDOT has determined that a left-turn lane is necessary to serve the traffic using the proposed public street connection for this site. The engineering design and construction of the left-turn lane is the responsibility of the owner, and shall be performed by a professional engineer registered in the State of North Carolina who has roadway-design experience. CDOT will only approve

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the proposed public street/private driveway connection(s) provided that a left-turn lane is constructed on Albemarle Road (NC 24/27).

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.
3. The proposed street connection to Albemarle Road (NC 24/27) will require a driveway permit to be submitted to CDOT and the North Carolina Department of Transportation for review and approval. The exact street location and width of the street connection 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. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
5. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
6. 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