

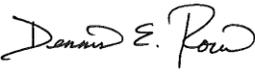


Charlotte Department of Transportation

Memorandum

Date: October 23, 2014

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: 
Dennis E. Rorie, PE
Development Services Division

Subject: Rezoning Petition 14-074: Approximately 7.91 acres located on the northeast corner at the intersection of North Community House Road and Bryant Farms Road (*Revised 10/20/14*).

CDOT has previously commented on the subject petition in our memorandum to you dated August 11, 2014.

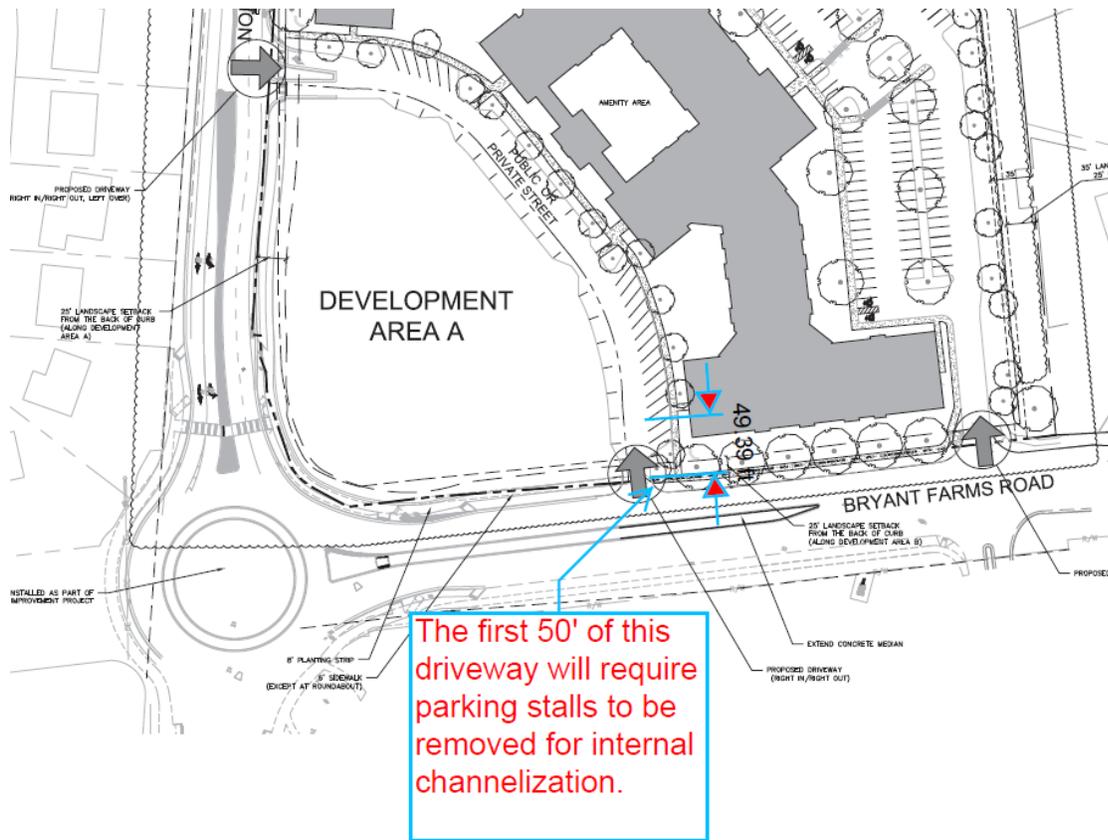
We understand the petitioner is preparing a traffic technical memorandum (TTM) that evaluates the operational impacts of this rezoning proposal. CDOT may have additional comments following receipt and review of the TTM. CDOT has not received the TTM at the time of this memorandum.

Vehicle Trip Generation

This site could generate approximately 5,400 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 3,300 trips per day.

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

1. Parking stalls located at the driveway on Bryant Farms Road, nearest the future roundabout, are configured such that it will be necessary for vehicles to maneuver within the setback. These parking stalls will need to be removed as they are in conflict with City Zoning Code, Section 12.206. Parking stalls within the first 50' of the driveway throat will need to be removed for internal channelization. See the illustration below:



We have the following comments on the petition:

1. Bryant Farms Road is classified as a Major Thoroughfare according to the CRTPO Thoroughfare Plan, and requires a minimum total right-of-way dedication of 100 feet. We request the petitioner dedicate and convey right-of-way measuring 50 feet from the centerline of the right-of-way. This right-of-way is also necessary to accommodate the proposed leftover into the site. CDOT will not construct the leftover with the pending CIP project without the associated right-of-way dedication
2. North Community House Road is classified as a Minor Thoroughfare according to the CRTPO Thoroughfare Plan, and requires a minimum total right-of-way of 70 feet. We request the petitioner dedicate and convey right-of-way measuring 35 feet from the centerline of the right-of-way.

If we can be of further assistance, please advise.

K. Bryant

cc: S. Correll

Tammie Keplinger
October 23, 2014
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Rezoning File