



Charlotte Department of Transportation

Memorandum

Date: August 11, 2014

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE *Mike Davis*
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.

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.

We understand the petitioner may prepare a traffic technical memorandum (TTM) that more evaluates the operational impacts of this rezoning proposal. CDOT may have additional comments following receipt and review of a TTM.

Vehicle Trip Generation

This site could generate approximately 3,000 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,600 trips per day.

We have the following comments on the petition:

1. CDOT is currently verifying the design of the proposed directional cross-over on North Community House Road to insure that it is consistent with design of the adjacent CIP project. CDOT will only support the proposed median-crossover (left-over) as depicted on North Community House Road if it is not in conflict with the most current roundabout plans.
2. We understand the Subdivision Ordinance will require frontage improvements, including sidewalks and planting strips, to be installed along the site's frontage on North Community House Road and Bryant Farms Road. The final sidewalk locations need to be consistent with the locations proposed for the adjacent CIP project (Community House Farm to Market).
3. A Community Investment Project (CIP) is scheduled for the intersection of North Community House Road and Bryant Farms Road. As such, it is the petitioner's

responsibility to incorporate the latest design for the proposed roundabout and its approaches in the revised site plan.

4. CDOT requests that the raised median on Bryant Farms Road nearest the roundabout be extended at least 100 feet past the proposed driveway.
5. 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 roadway.
6. 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 roadway.
7. We request the petitioner to provide internal sidewalk within the site to connect all buildings to internal roadways, parking areas, future development sites, and also connect to sidewalks along the site's roadway frontages.

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.
2. Adequate sight triangles must be reserved at the existing/proposed street entrance. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance. Such items should be identified on the site plan.
3. The proposed driveway connections to North Community House Road and Bryant Farms 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.
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.

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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.

We anticipate that NCDOT will require the following, and recommend the Petitioner work directly with Mr. Brett Canipe (980-523-0000) with NCDOT regarding their anticipated requirement.

Since access to Bryant Farms Road is proposed to an NCDOT-maintained roadway, they may require a right-turn lane as part of their driveway permit approval process. NCDOT may have additional or different requirements for their approval than what is identified in this rezoning process. The developer/petitioner is recommended to meet with NCDOT early in the development process to identify any issues that they may have.

If we can be of further assistance, please advise.

K. Bryant

cc: S. Correll
Rezoning File