



# Charlotte Department of Transportation

## Memorandum

---

**Date:** September 26, 2014

**To:** Tammie Keplinger  
Charlotte-Mecklenburg Planning Department

**From:** Michael A. Davis, PE *Mike Davis*  
Development Services Division

**Subject:** Rezoning Petition 14-106: Southeast Quadrant of Park Road and  
Gleneagles 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.

### Vehicle Trip Generation

This site could generate approximately 10,500 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 19,000 trips per day. We understand the petitioner may reduce their requested entitlements in a manner that would significantly reduce the trip generation potential of the site. CDOT has discussed with the petitioner that the requirement for either a traffic impact study or a technical memorandum will be based on whether or not the trip generation potential of the proposed zoning can be reduced to match or be less than the existing zoning, for which a traffic study was originally completed. CDOT is awaiting confirmation from the petitioner on their intentions. If the site plan is not amended to restrict the overall development intensity of the site, CDOT will require a complete traffic impact study to understand address the transportation impacts.

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

1. The existing streetscape does not appear to meet the minimum streetscape standard of an 8' planting strip and 6' sidewalk as required by Section 11.507 of the Zoning Ordinance.

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

1. We request the petitioner provide an 8' planting strip and 6' sidewalk along the site's frontage on Gleneagles Road and Park Road.

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(s). Two 35' x 35' and 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 driveway connection(s) to Gleneagles Road and Park Road will require driveway permits to be submitted to CDOT 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.
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