

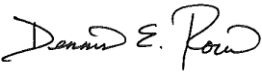


Charlotte Department of Transportation

Memorandum

Date: September 26, 2014

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: 
Dennis E. Rorie, PE
Development Services Division

Subject: Rezoning Petition 14-111: Approximately 3.31 acres located on the north side of Albemarle Road between Hollirose Drive and Circumferential 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 1,100 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 640 trips per day.

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

1. Albemarle Road is a major thoroughfare requiring a 100' r/w. CDOT requests the petitioner dimension and depict on the revised site plan Albemarle Road's existing centerline and existing right-of-way as measured from the centerline.
2. CDOT requests the petitioner bring the buildings closer to Albemarle Road and locate the on-site parking to the rear of the site.
3. CDOT requests the petitioner depict on the revised site plan an 8' planting strip measured from Albemarle Road's existing back of curb and 6' sidewalk behind the planting strip.

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/private driveway 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 the proposed public street/private driveway connection provided that an eastbound directional left-turn lane is constructed on Albemarle Road. We recommend the rezoning plan reflect the design of this required left-turn lane prior to submittal/approval of the public street/private driveway connection. The left-turn lane needs to be designed using NCDOT standards with a minimum 150 feet of storage. This roadway improvement is required to meet the traffic demands of the proposed development.

2. The propose site driveway located near the center of the site will adequately serve the propose land-use. This driveway is mislabeled on the site plan and needs to be designated as a left-in/right-in/right-out driveway. The petitioner needs to eliminate the proposed driveway near the site eastern property line on the revised site plan.
3. Adequate sight triangles must be reserved at the existing/proposed street entrance. Two 35' x 35' and two 10' x 70' sight triangles are required for the entrance to meet requirements. 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.
4. The proposed driveway connection to Albemarle Road will require a driveway permits to be submitted to CDOT and the North Carolina Department of Transportation for review and approval. The exact driveway location 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.
5. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
6. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
7. 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.

If we can be of further assistance, please advise.

R. Grochoske

cc: S. Correll

Tammie Keplinger
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Brett Canipe, NCDOT (via email)
Sean Epperson, NCDOT (via email)
Rezoning File