



# Charlotte Department of Transportation

## Memorandum

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**Date:** December 31, 2014

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

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

**Subject:** Rezoning Petition 15-015: Approximately 18.0 acres located on the north side of Berkley Place Drive between Pinnacle Drive and Revenna Lane.

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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

Under the proposed zoning the site could generate approximately 325 trips per day. We are presently awaiting information from your office on a development scenario for the existing zoning. We will report the trip generation for the existing zoning in a future memorandum.

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

1. We understand an east/west network street may be required by the current Subdivision Ordinance. Please contact Planning's Subdivision Administrator for additional clarification regarding this matter.

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

1. CDOT requests the developer extend the existing private drive to the site's northern property line. This needs to be depicted on the site plan and included in a conditional transportation note.

### 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. 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.

2. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
3. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
4. 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