

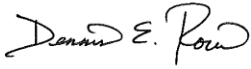


Charlotte Department of Transportation

Memorandum

Date: January 23, 2015

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: 
Dennis E. Rorie, PE
Development Services Division

Subject: Rezoning Petition 15-036: Approximately 2.98 acres located on the west side of Monroe Road at the intersection of Orchard Lake Drive and Lucy Jane Lane

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 4,800 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 2,900 trips per day.

CDOT requests the following changes to the rezoning plan:

1. CDOT requests that conditional note M 2.0 (Vehicle Access) be revised as follows: Monroe Rd. vehicular access shall be limited to only one (1) access point. Should the property be subdivided, parcels fronting Monroe Rd. will need to share one (1) common access driveway to serve all parcels.
2. CDOT request that conditional note M (Vehicle Access, last paragraph) be further revised as follows: Whether the property is subdivided or not the site needs to be designed to provide vehicular connectivity between all parcels between Monroe Rd. and Orchard Lake Drive to allow access to all new parcels created.
3. CDOT requests a conditional note be added as follows: The existing CATS bus pad, bench and bike rack along the site's Monroe Rd. frontage shall remain or be relocated at the petitioner's expense.
4. CDOT request the site plan needs to be revised to depict and label both existing and proposed public street right-of-ways along the site's street frontages. Monroe Rd. is designated as a major thoroughfare on CRTPO Thoroughfare Plan, and requires 100-feet of

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total right-of-way. We request the petitioner dedicate 50-feet of right-of-way as measured from the Monroe Rd.'s existing centerline along the site's frontage.

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(s). Two 35' x 35' and two 10' x 70' sight triangles are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance(s). Such items should be identified on the site plan.
2. The proposed driveway connections to Monroe Road and Orchard Lake Drive will require a 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.
3. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
4. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
5. 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.

NCDOT

1. Monroe Road is maintained by the North Carolina Department of Transportation (NCDOT). They may have additional comments and/or requirements for the subject rezoning. We recommend the petitioner work directly with Mr. Brett Canipe with NCDOT (980-523-0000) during the rezoning process to identify any requirements that NCDOT may have.

If we can be of further assistance, please advise.

R. Grochoske

cc: S. Correll
Brett Canipe, NCDOT (via email)

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Sean Epperson, NCDOT (via email)
Rezoning File