

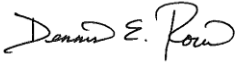


Charlotte Department of Transportation

Memorandum

Date: March 27, 2015

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: 
Dennis E. Rorie, PE
Development Services Division

Subject: Rezoning Petition 15-044: Approximately 1.5 acres located on the east side of Providence Road across from Springs Farm Lane.

CDOT has previously commented on the subject petition in our memorandum to you dated February 27, 2015.

Vehicle Trip Generation

This site could generate approximately 860 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 810 trips per day.

CDOT requests the following changes to the rezoning plan:

1. Providence Road (NC16) is classified as a major thoroughfare according to the CRTPO Thoroughfare Plan and requires 100 feet of total right-of-way. CDOT requests the petitioner dedicate 50 feet of right-of-way along the property's frontage measured from the center of the existing right-of-way. The future setback is measured from this future right-of-way line whether or not the right-of-way is dedicated. The site plan should be modified to conform to the setback requirements of the Zoning Ordinance.
2. CDOT requests that the driveway shown on the site plan be relocated as far north on the parcel as possible. In addition CDOT requests that the existing southernmost driveway on the parcel be removed. We recommend the existing u-turn bulb be modified to create a short right-turn lane that serves u-turning ingress movements into the driveway. To the extent this affects the existing sidewalk, we request it be reconstructed as a 6' sidewalk located 8' behind the curb line.

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.

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2. 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.
3. The proposed driveway connection to Providence Road (NC16) will require a driveway permit 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(s) 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.

We recommend the Petitioner work directly with Mr. Brett Canipe with NCDOT regarding any anticipated request.

1. The developer/petitioner is recommended to meet with NCDOT early in the development process to identify any issues that they may have. Please contact Brett Canipe with NCDOT at 980-523-0002.

If we can be of further assistance, please advise.

K. Hedrick

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