



Charlotte Department of Transportation

Memorandum

Date: June 2, 2015

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 15-073: Approximately 5.9 acres located on the west side of Archdale Drive also abutting Interstate 77 near the intersection of Archdale Drive and High Meadow 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.

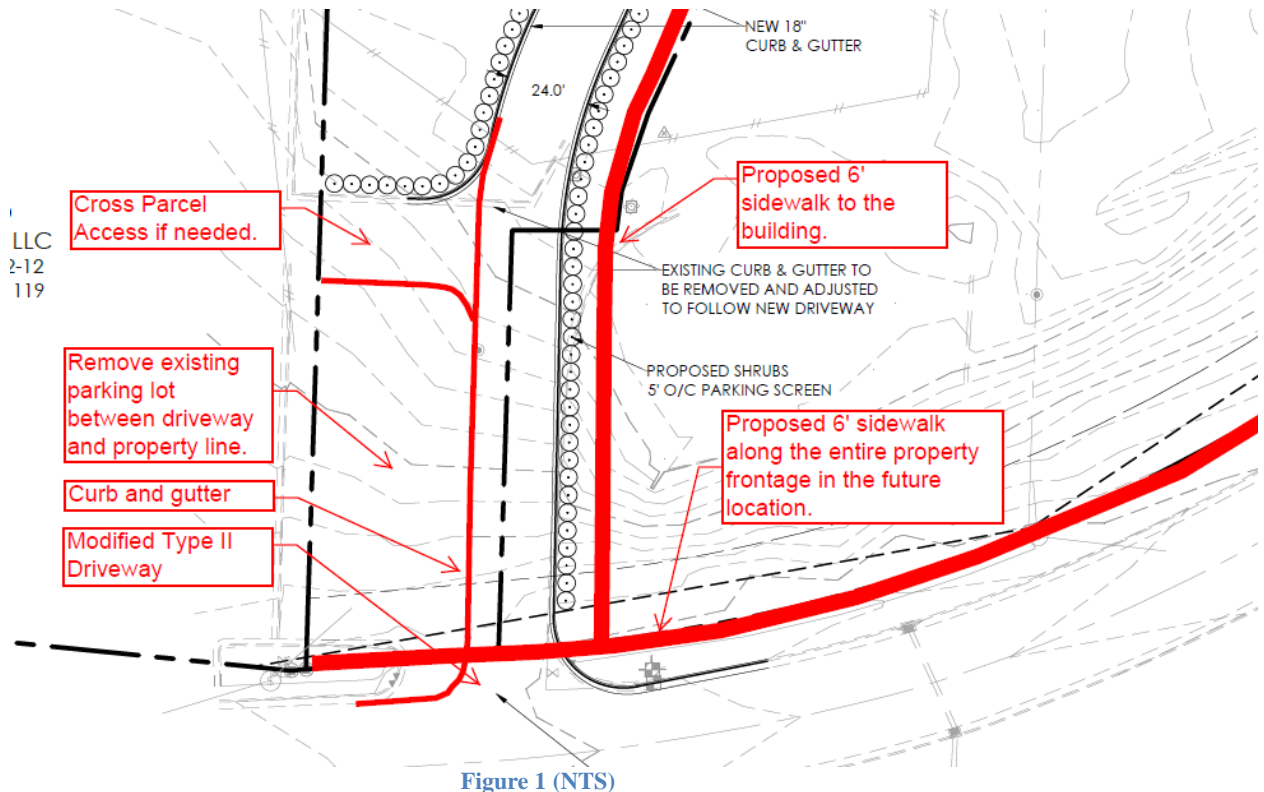
Vehicle Trip Generation

This site could generate approximately 4,100 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 2,500 trips per day.

CDOT has the following comments

1. CDOT has identified several inconsistencies (incorrect street names, conflicting proposed use information, etc.) and concerns with the proposed site plan and request more information from the petitioner on the revise site plan that clarifies, the site's intended use and development standards. CDOT will most likely have revised or additional comments on future petitions.
2. CDOT has identified several inconsistencies and concerns with the proposed site plan and requests more information from the petitioner. In addition, CDOT requests an updated site plan. CDOT will most likely have revised or additional comments once more information is provided.
3. An 8' planting strip and 6' sidewalk is called out under the Streetscape and Landscape section of the General/Conditional Rezoning, but is not depicted on the site plan.
4. The street name used in the Transportation section of the General/Conditional Rezoning Notes is incorrect. We request the petitioner update this section with the correct information.
5. CDOT requests the following improvements along Archdale to Development Lots A and B (including the water quality segment):

- a. Install 6' wide sidewalk along the site's frontage on Archdale Drive. The front of proposed sidewalk should be located 27.5' from the centerline of existing road (see conceptual sketch in comment #2).
6. CDOT requests that the petitioner modify the driveway entrance and internal channelization to resemble the below conceptual sketch (Figure 1):



7. CDOT requests the petitioner install a sidewalk that will provide pedestrian connectivity from the public right-of-way to the site (Figure 1).

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 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

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interfere with sight distance at the entrance(s). Such items should be identified on the site plan.

3. The proposed driveway connection to Archdale Dr. will require a driveway permit to be submitted to CDOT for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) 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.

If we can be of further assistance, please advise.

K. Hedrick

cc: S. Correll
Rezoning File