



Charlotte Department of Transportation

Memorandum

Date: July 29, 2015

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 15-090: Approximately 4.53 acres located on the north side of Pineville-Matthews Road between Rea Road and Windswept Drive.

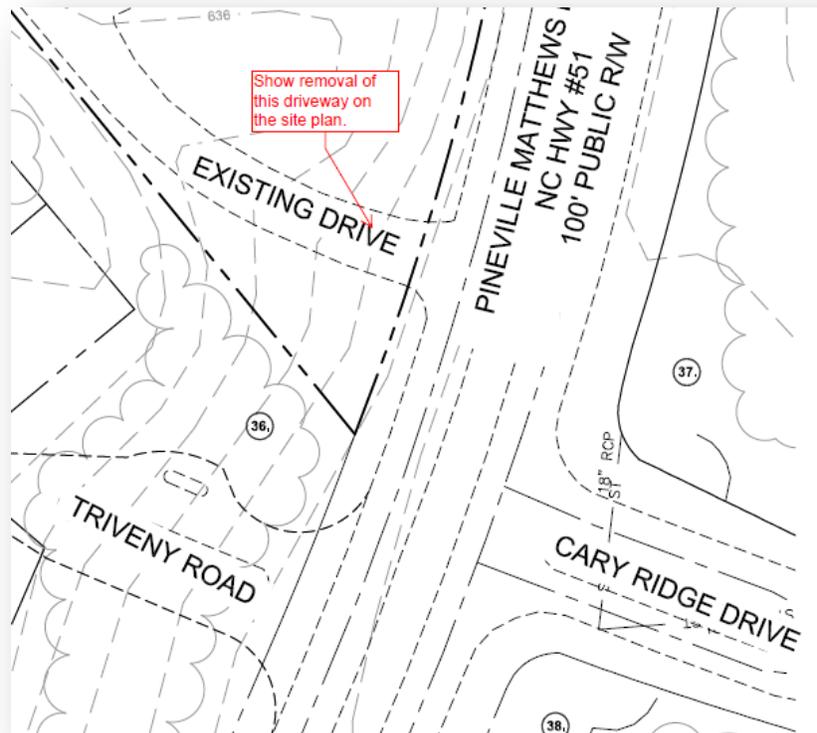
CDOT has completed a review of the subject petition in order to ensure consistency with the Transportation Action Plan (TAP). The TAP seeks to ensure that Charlotte's transportation network supports current and future land uses and includes streets that provide safe and comfortable mobility for motorists, 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 457 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 168 trips per day.

CDOT requests the following changes to the rezoning plan:

1. Pineville Matthews Road is classified as a major thoroughfare to the CRTPO Thoroughfare Plan. CDOT requests that the petitioner dedicates 50' of right-of-way along the property's frontage, measured from the centerline of existing right-of-way.
2. CDOT request the petitioner to remove the existing driveway 100' east of Triveny Rd. since it will no longer serve any use. See below:



3. CDOT's planned bicycle route calls for this portion of Pineville-Matthews Rd. to have a multi-use path for bicyclist. For this reason CDOT requests an 8' planting strip and 10' sidewalk along the entire frontage of Pineville-Matthews Rd.

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

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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.

Anticipated NCDOT Comments

The 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
Rezoning File