



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 15-095: Approximately 24.7 acres located on the west side of East Craighead Road between North Tryon Street and North Davidson Street.

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.

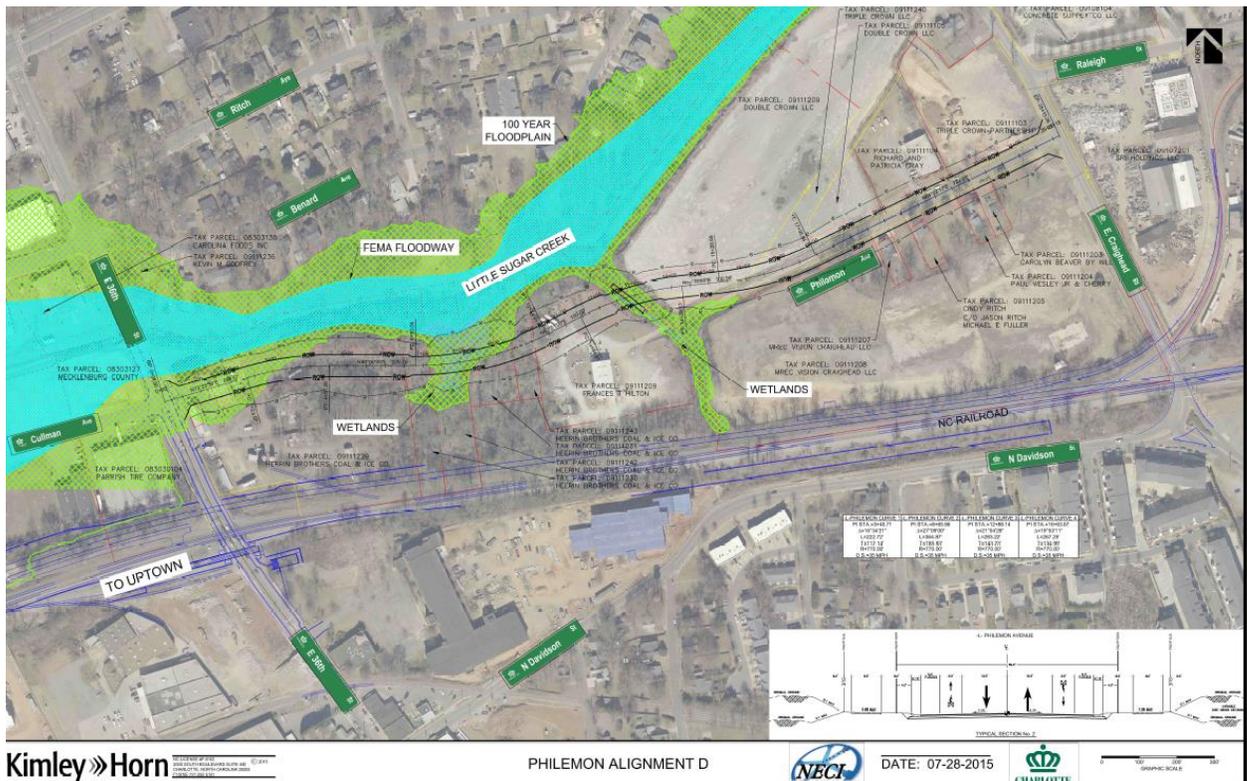
Vehicle Trip Generation

This site could generate approximately 2,780 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 3,780 trips per day.

We have the following comments on this petition:

1. The petitioner should revise the site plan to designate the proposed street as currently shown connecting Philemon Ave. to Craighead Rd. and serving Development Areas 1 and 1A to be labeled and called out as a local "public" Residential Wide Street to comply with the City's Subdivision Ordinance.
2. CDOT requests the petitioner continue to work and coordinate with the City's North East Corridor Improvement (NECI) Team relative to the alignment and typical section of Philemon Ave. The petitioner will be responsible for all costs to implement a local avenue street section along the site's Philemon Ave. frontage, bisecting development areas 1 and 2. The City's Project Manager for NECI's Philemon Ave. project is Ms. Sharon Buchanan her office number is 704-336-2044. CDOT understands Philemon Ave. typical section to include the following items:
 - 1 travel lane in each direction, with possible additional center turn lanes at key cross streets/intersections.
 - 6' bike lanes
 - 5' on-street parking
 - 8' planting strip
 - 8' sidewalks

- The total street width needed to implement the proposed Philemon Ave. typical section is 87 feet. The petitioner needs to dedicate any additional right-of-way in fee simple and provide necessary sidewalk utility easements (SUE) that will total 87 feet to the City of Charlotte. See Philemon Ave.'s conceptual alignment, typical section, right-of-way and SUE needs below.



- As the petitioner may be aware, CATS Blue Line Extension (BLE) will disconnect Craighead Rd. between the site's southern property line to Davidson Street. CDOT requests the petitioner work with the NECI Team, City Planning, and CDOT to provide a safe and friendly pedestrian connection from the site to North Davidson Street in the vicinity of Craighead Rd. abandoned alignment.
- CDOT request the petitioner add additional street connections within Development Area 2 and 2A. These additional street needs to connect Craighead Rd. to Philemon Ave. to align with the required street in Development Area 1. This additional street can either be public or private streets, however a permanent public access easement needs to be provided if a private street is implemented.
- CDOT and City Planning are concerned with the current outparcels (parcel nos. 091-111-04, 091-11105, 091-112-04, and 091-112-02) not included in the rezoning boundary and/or the petitioner's proposed development plan. CDOT requests the petitioner advise the City how these outparcels will be integrated into the overall area's development plan when these outparcels redevelop in the future.

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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.

7. 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.
8. The proposed driveway connection(s) to Craighead Rd. and Philemon Ave. 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.
9. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
10. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
11. 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
Ms. Sharon Buchanan, EPM (via email)
Rezoning File