



# Charlotte Department of Transportation

## Memorandum

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**Date:** November 27, 2015

**To:** Tammie Keplinger  
Charlotte-Mecklenburg Planning Department

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

**Subject:** Rezoning Petition 16-001: Approximately 3.65 acres located on the east side of Benfield Road, Johnston Oehler Road and Prosperity Church Road

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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 1,600 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 2,600 trips per day.

### CDOT requests the following changes to the rezoning plan:

1. CDOT request the revised site plan to be updated to reflect current field conditions. We also request the revised site plan depict and dimension both Prosperity Church Road and Johnston-Oehler Road existing right-of-ways as measured from each roadway's existing centerline. It appears the existing sidewalk located on the site's Prosperity Church Road frontage is outside the right-of-way, if so a Sidewalk Utility Easement may be required. The revised site plan needs to include a survey of the site showing current conditions.
2. CDOT requests the petitioner provided written documentation verifying the existing retaining wall located along the site's Prosperity Church Road frontage is owned and maintained by the petitioner. This documentation needs to be depicted on the revised site plan.

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 connection(s) to Prosperity Church Road and Johnston-Oehler Road 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.

If we can be of further assistance, please advise.

R. Grochoske

cc: S. Correll  
Ms. Wendy Taylor, NCDOT (via email)  
Sean Epperson, NCDOT (via email)  
Rezoning File