



Charlotte Department of Transportation

Memorandum

Date: November 27, 2015

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 16-010: Approximately 4.3 acres located on the southeast corner at the intersection of West Mallard Creek Church Road and Legranger Road.

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 210 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 270 trips per day.

We have the following comments regarding apparent conflicts between the proposed rezoning and existing ordinances or policies:

1. The Petitioner needs to revise the site plan to depict and dimension existing and proposed public rights-of-way (r/w). West Mallard Creek Church Road is a major thoroughfare on the CRTPO's Thoroughfare Plan and being near an I-85 interchange a total of 130' r/w is needed along the site's frontage. The proposed r/w along the site's West Mallard Creek Church Road frontage needs to be 65' as measured from the roadway's existing centerline. This r/w needs to be dedicated in fee simple to the City.
2. We request the petitioner to dedicate in fee simple additional r/w needed along the site's Legranger Rd. frontage near West Mallard Creek Church Rd. to accommodate an 8' planting strip and 6' sidewalk along the site's western property line. A total of 20' of r/w as measured from the Legranger back-of-curb or edge-of-pavement. This r/w needs to be dedicated in fee simple to the City.
3. The Petitioner needs to revise the site plan to depict 6' wide sidewalks along the site's West Mallard Creek Rd. and Legranger Rd. frontages. Along West Mallard Creek Rd. the sidewalk needs to be placed as close to proposed r/w line between Legranger and the I-85 entrance ramp. Accessible ramps are needed where the sidewalk intersects Legranger Rd and the I-85 entrance ramp.

In addition to the comments above, CDOT requests the following changes to the rezoning plan:

1. Legranger Rd. is planned to be realigned in the future to approximately 950' west of the I-85 entrance ramp. This realignment is needed so that a future traffic signal can be installed on West Mallard Creek Church at the realigned Legranger Rd intersection. Should Legranger Rd. be realigned its existing r/w will need to be abandoned, which will provide additional property rights to the Petitioner (i.e. one-half of the existing Legranger Rd. r/w for a distance of approximately 280' south of West Mallard Creek Church Rd.).
2. The proposed site driveway location on Legranger Rd. will need to be coordinated with future Legranger realignment project; therefore it may not be placed where it's currently shown on the site plan.
3. The West Mallard Creek Church Rd. driveway must be restricted to right-in/right-out traffic movements. A 4' wide raised concrete median on West Mallard Creek Church Rd. will need to be constructed approximately 100' west of the proposed driveway location and tie into the existing raised median closer to I-85.

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 West Mallard Creek Church Rd. and Legranger Rd. will require a driveway permits to be submitted to CDOT and the North Carolina Department of Transportation 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, the City Tree Ordinance and the realigned Legranger Rd.
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).

Tammie Keplinger
November 27, 2015
Page 3 of 3

Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

We anticipate that NCDOT will need to comment on this rezoning petitioner, we recommend the Petitioner work directly with Ms. Wendy Taylor with NCDOT regarding their anticipated comments and/or requests. Ms. Taylor can be contacted at 980-523-000.

If we can be of further assistance, please advise.

R. Grochoske

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