

Resolved Issues

1. A Traffic Impact Study (TIS) has been submitted for this petition as a condition of driveway permit approvals. Upon combined CDOT/NCDOT review, additional comments and transportation improvements may be required.
2. The petitioner needs to revise the site plan to include an 8' planting strip and 6' sidewalk along each of the site's three (3) public street frontages, including right of way dedication and/ or a sidewalk utility easement (2' behind back of sidewalk) if needed.
3. The petitioner needs to revise the site plan to maintain the existing centerline and widen Cloudman Street to accommodate the following half street section along the site's Cloudman frontage: 12' travel lane + 2.5' c/g + 8' planting strip + 6' sidewalk.
4. The petitioner needs to revise the site plan to provide a diagonal sidewalk connecting the northeast corner of the Brookshire Blvd. /Hoskins Rd. intersection to the site (in the direction of the convenience store's front door). Additionally, the eastern and western pedestrian access to the site from Hoskins Road should better align to the eastern access to the convenience store.

Outstanding Issues

1. CDOT has concerns with traffic stacking onto Brookshire Boulevard sidewalk and travel lanes due to the short driveway throat length and distance to the site's fueling pumps as shown on the site plan. CDOT recommends elimination of the driveway directly onto Brookshire Boulevard. The latest site plan, submitted after the public hearing, increases the distance to the fuel pumps, which reduces our concern for this issue.

Advisory Information

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. The setback for this district is measured from the back of the existing or future curblines as determined by CDOT and Planning during the permitting process.
2. 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.
3. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' 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.

4. The proposed driveway connection(s) to Brookshire Blvd., Hoskins Rd, and North Cloudman St. will require a driveway permit(s) 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 and the City Tree Ordinance.
5. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
6. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
7. 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.