

4/20/2016	Warehouse/Brewery Restaurant Drinking Place (ITE 925/Beverage, Food, Entertainment) Office	58,847 sf 20k sf 52.2k sf 1340 sf	2800

Resolved Issues

1. The petitioner should revise the site plan to show reconstruction of the three existing driveways along the Yancey Road frontage since the site plan already shows construction of new sidewalk along the property frontage on Yancey Road.
2. The petitioner should revise the site plan to add a note stating that the on-street parking spaces will not be striped. Showing the spaces on the plan for conceptual identification of available parking is acceptable.
3. The petitioner should revise the site plan along S. Tryon to match the Scaleybark Transit Station Area Plan. The future back of curb on S. Tryon St is 38' from the centerline of the roadway. The setback on S. Tryon needs to be measured from this future location. Petitioner should dimension 38' from centerline to future back of curb and required setback from future back of curb to future building.

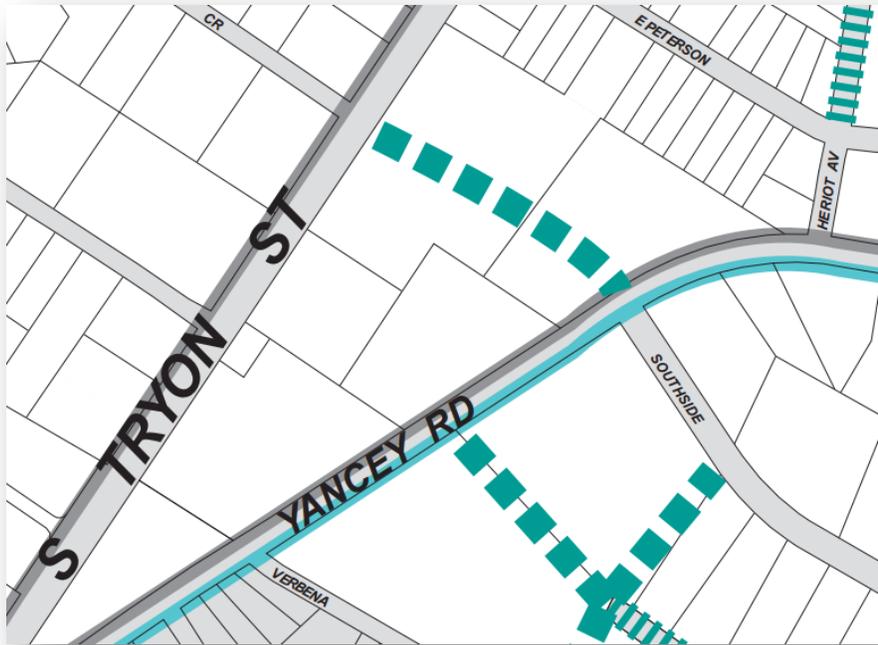
Outstanding Issues

1. The petitioner should revise the site plan to relocate the future manufacturing/office building so that it does not conflict with the future street connection from Yancey Road to Orchard Circle as identified in the Scaleybark Transit Station Area Plan.

7/22/16 Update

Recommended note 3e revision:

New site access on Tryon shall be constructed in direct alignment within Orchard Circle (north) to create the fourth leg of this unsignalized intersection. This segment shall be 200' length (minimum) with a public street cross section and public access easement. A driveway connection to this fourth leg segment may be made to create vehicular access to the proposed Future Manufacturing Office Building if needed. In no case shall the proposed Future Manufacturing Office Building be in conflict with or at the terminus of this fourth leg segment.



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) 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.