



Charlotte Department of Transportation

Memorandum

Date: March 30, 2007

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: Scott L. Putnam 
Development Services Division

Subject: Rezoning Petition 07-066: Located on the north side of West Mallard
Creek Church Road between David Taylor
Drive and Claude Freeman Drive

This site could generate approximately 470 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 2,300 trips per day. This will have a minor impact on the surrounding thoroughfare system provided that it is interconnected with the adjacent Arbors development and its connectivity/access as indicated on the site plan to better distribute trips.

NCDOT may have additional or different requirements for their approval than what is identified in this rezoning process. The developer/petitioner is recommended to meet with NCDOT early in the development process to identify any issues that they may have.

This project is outside the adopted Centers and Corridors planning area and is incompatible with the adopted Transportation Action Plan. This Policy states that the City will encourage that 75% of new businesses and 75% of new employment to be located within the centers and corridors. CDOT continues to be concerned, since the City has not met this target over the past six years. While this project is outside the adopted Centers and Corridors planning area, the transportation impact to the thoroughfare network can be reduced by planned/ recommended connectivity to adjacent parcels.

We have the following specific comments that are critical to CDOT's support of the rezoning petition:

1. The NS zoning district requires that 6-foot planting strips be provided along Mallard Creek Church Road.
2. A private street stub needs to be provided to the west and/or north.
3. As currently designed, vehicles servicing the dumpster area must use The Arbors site to exit. A recorded cross-access easement with The Arbors will be necessary.

We have the following general comments that are provided to aid the petitioner in planning and subsequent permitting phases:

Mallard Creek Church Road is a major thoroughfare requiring a minimum of 100 feet of right-of-way. Sufficient right-of-way already exists according to this plan.

Adequate sight triangles must be reserved at the proposed street entrance. Two 35' x 35' and two 10' x 70' sight triangles are required for the entrance 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.

The proposed driveway connection to Mallard Creek Church Road will require driveway permits to be submitted to CDOT and the North Carolina Department of Transportation for review and approval. The exact driveway location and type/width of the driveway will be determined by CDOT during the driveway permit process. The locations of the driveway 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.

Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.

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 NCDOT prior to the construction/installation of the non-standard item(s). Contact NCDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske
M.M. Magnasco
J.D. Kimbler
A. Christenbury
E.D. McDonald
Dickerson Realty Corporation/John F. Joyner
Rezoning File (2)