Charlotte Department of Transportation
Memorandum

Connecting Charlotte

Date: December 1, 2009

To: Tom Drake & Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 10-002:   Located along the east side of Beatties Ford
Road between Pauline Lane and Kitty Drive

Consistency with Transportation Action Plan (TAP): The two goals of the TAP that most directly affected the staff's review of this petition define the integration of land use and transportation, and the provision of transportation choices.

Goal 1 of the TAP relies on implementation of the Centers, Corridors and Wedges land use strategy. This project site is located in a Wedge. Such areas should include an interconnected network of thoroughfares and local streets. Specific comments are provided below to link proposed changes in land use with improved transportation network.

Goal 2 of the TAP describes various connectivity and design features that are important for motorists, pedestrians and bicyclists. Specific comments are provided below to bring the petition into compliance with best practices for multimodal transportation.

Vehicle Trip Generation
ITE does not publish information sufficient to determine the likely trip generation of this type of land use. However, given the operating characteristics of the use and the relatively small size of the building, CDOT does not have concerns about the impacts due to new vehicle trips under this proposal.

CDOT requests the following changes to the rezoning plan:

 1. We request the developer construct a 6-foot sidewalk at the back of the proposed right-of-way along the property frontage of Beatties Ford Road.

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 10' x 10' 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 Beatties Ford Road 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.

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

4. 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.

Anticipated Requirements by NCDOT
1. Since access is proposed to a state-maintained roadway, NCDOT may require a left-turn lane as part of their driveway permit approval process. NCDOT may have additional or different requirements for their approval than what is identified in this rezoning process. We recommend the petitioner meet with NCDOT early in the development process to identify any issues.

If we can be of further assistance, please advise.

c: R. H. Grochoske (via email)
     J. A. Carroll – Review Engineer (via email)
     B. D. Horton (via email)
     A. Christenbury (via email)
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     Rezoning File