



# Charlotte Department of Transportation

## Memorandum

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**Date:** April 20, 2012

**To:** Tammie Keplinger  
Charlotte-Mecklenburg Planning Department

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

**Subject:** Rezoning Petition 12-065: Approximately 4.02 acres located on the north side of Central Ave between Merry Oaks Rd and Saint Andrews Home Place.

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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 400 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1000 trips per day. This will have a minor impact on the surrounding thoroughfare system.

### CDOT requests the following changes to the rezoning plan:

1. We recommend an accessible connection for wheel chairs via the main entrance.
2. The site plan needs to be revised to label and dimension the right of way along Central Avenue and Merry Oaks Road.
3. The site plan needs to be revised to label and dimension the 35' x 35' sight distance triangles at the intersection of Merry Oaks Road and Central Avenue.

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 entrances. Two 35' x 35' and two 10' x 70' sight triangles are required for the entrances to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrances. Such items should be identified on the site plan.
2. The proposed driveway connections to Central Avenue and Merry Oaks Road will require driveway permits to be submitted to CDOT for review and approval. The exact driveway locations and type/width of the driveways will be determined by CDOT during the driveway

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permit process. The locations of the driveways shown on the site plan are subject to change in order to align with driveways) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.

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

If we can be of further assistance, please advise.

F. Obregon

cc: R. H. Grochoske  
B. D. Horton  
Rezoning File