

Charlotte Department of Transportation

Memorandum

Date: May 26, 2006

To: Keith MacVean
Planning Commission

From: Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 06-095: South side of Nations Ford Road, west of
Interstate-485

With the array of uses allowed in both the I-1 and I-2 zoning categories, a wide range of trip generation is possible for either the existing or proposed zoning scenarios. Given the surrounding land uses, existing development in the area and the size of the parcel, however, we feel that this rezoning will have a minor impact on the surrounding thoroughfare system.

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

A conditional plan should be submitted for this rezoning.

We have the following specific comments that are important to CDOT's support of the rezoning petition. We would like the petitioner to give serious consideration to these comments/requests. These may require coordination with related CMPC issues.

1. A six-foot wide sidewalk and eight-foot wide planting strip should be constructed along the Nations Ford Road site frontage.
2. Donation of the site's floodplain is requested for future construction of the Sugar Creek Greenway Trail as identified in the MCPR's 1999 Greenway Master Plan.
3. A 30-foot wide access easement parallel to I-485 is requested along the site's eastern property line to accommodate a future pedestrian trail from Nations Ford Road to the future Sugar Creek Greenway.

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

Nations Ford Road is a minor thoroughfare requiring a minimum of 70 feet of right-of-way. The developer/petitioner should convey right-of-way in fee simple title to meet this requirement, measuring 35 feet from the centerline of the roadway.

Adequate sight triangles must be reserved at any 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.

Any proposed driveway connections to Nations Ford Road will require driveway permits to be submitted to CDOT and the North Carolina Department of Transportation for review and approval. The exact driveway locations and type/width of the driveways will be determined by CDOT during the driveway permit process.

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/State maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT/NCDOT prior to the construction/installation of the non-standard item(s). Contact CDOT/NCDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

To facilitate building permit/driveway permit review and approval, a site plan must be submitted and must include the following:

- Dimension width of any existing and proposed driveways.
- New/reconstructed driveways must be drop curb ramp Type II driveways.
- Indicate the locations and widths of all adjacent and opposing driveways.
- Indicate typical parking module dimensions.
- Include a parking summary with figures for the numbers of parking spaces required and provided.

If we can be of further assistance, please advise.

SLP

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Rezoning File (2)