

Charlotte Department of Transportation

Memorandum

Date: May 26, 2006

To: Keith MacVean
Planning Commission

From: Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 06-098: Located on the north side of Mt. Holly-Huntersville Road just east of Mt. Holly Road

This site could generate approximately 1,400 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,400 trips per day. This will not have a further impact on the surrounding thoroughfare system. All transportation impacts were previously identified and mitigated with the rezoning of the existing shopping center.

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

1. A sidewalk should be provided in the raised island to the west of the 13 parking spaces shown to provide a pedestrian connection from the main shopping center to Mount Holly-Huntersville Road. If the sidewalk is constructed adjacent to the parking spaces, then it needs to be at least 7 feet wide in order to provide 5 feet of sidewalk that is not obstructed by vehicle bumper "overhang".
2. All internal sidewalks that cross internal driveways, parking aisles, and vehicle circulation areas should cross perpendicularly and diagonally as shown on the site plan.
3. Accessible ramps need to be indicated where crosswalks connect with vertical curb.

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. Bicycle parking needs to be included in the site plan as required by the zoning ordinance.

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

Mount Holly Huntersville Road is a major thoroughfare requiring a minimum of 100 feet of right-of-way. It appears from the site plan that sufficient right-of-way exists to meet this requirement, measuring 50 feet from the centerline of the roadway.

Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' 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.

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

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

- Dimension width of the existing 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)