



# Charlotte Department of Transportation

## Memorandum

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**Date:** May 26, 2006

**To:** Keith MacVean  
Planning Commission

**From:** Scott L. Putnam  
Development Services Division

**Subject:** Rezoning Petition 06-100      Located on the east side of US 521, south of Lancaster Highway

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This site could generate approximately 4,700 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 3,900 trips per day. This will have a lesser impact on the surrounding thoroughfare system.

A Traffic Impact Study (TIS) was submitted in 2005 for the previous rezoning of this site. Several transportation improvements were identified in the TIS as being necessary to mitigate the impact of the development and are included in the proposed zoning petition's development standards. Should the petitioner/developer want to re-evaluate the need for these transportation improvements with consideration of the reduced trip generation resulting from development under the proposed rezoning, an updated TIS will need to be submitted to CDOT.

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

1. The future vehicular/pedestrian connection to the properties to the south of this site (tax parcel 223-53-102 and 223-08-125) must be recorded in an access easement prior to the issuance of any building permits for this site. A driveway stub should also be constructed to the property line to facilitate this future connection. Note 4 on the site plan, under the connectivity and sidewalks section, should be updated to meet the requests above.

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

US 521 is a Limited Access Arterial requiring a minimum of 200 feet of right-of-way. It appears that sufficient right-of-way exists to meet this requirement.

Adequate sight distance triangles must be reserved at the existing/proposed entrance. Two 35' x 35' and two 10' x 70' sight triangles are required for the entrance to meet sight distance requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance. Such items should be identified on the site plan.

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Any changes to the currently approved driveway connection to US 521 will require new driveway permits to be submitted to CDOT and the North Carolina Department of Transportation for review and approval.

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, the site plan must be revised to include the following:

- Dimension width of the existing and proposed driveways. Minimum width for a two-way driveway is 26 feet and for a one-way driveway is 20 feet.
- 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)