


Charlotte Department of Transportation

Memorandum

Date: March 30, 2007

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: Scott L. Putnam 
Development Services Division

Subject: Rezoning Petition 07-059: Located on the northwest quadrant of the East Independence Boulevard/Briar Creek Road interchange

This site could generate approximately 400 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 160 trips per day. This 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:

1. The bike trail easement needs to be constructed through this property as a 10-foot shared use path. The 15-foot easement is acceptable, but the pavement needs to be wider than 5 feet.
2. Vehicles can be expected to park in the space provided in front of the garages. A minimum aisle width of 23 feet needs to be provided for vehicles to access these spaces. Only 18.5 feet is provided for units 25-28.
3. The site plan must have a North arrow.
4. The limits of the controlled access along Briar Creek Road need to be shown.

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. To better accommodate pedestrians crossing the ramps to Independence Boulevard, the existing painted channelizing island onto inbound Independence needs to be reconstructed as a concrete island with 3 accessible ramps.
2. The petitioner should work with the adjacent property owner (n/f Beatrice Russell) to obtain an extension of 15-foot easement to extend the bike/pedestrian trail to the pavement of the adjacent Shenandoah Avenue.

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

Independence Boulevard is a freeway, and Briar Creek Road is a minor thoroughfare (inside Route 4) requiring a minimum of 350 feet and 60 feet, respectively, of right-of-way. The developer/petitioner should convey right-of-way in fee simple title to meet these requirements, measuring 175 and 30 feet from the centerlines of these roadways, respectively.

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

The proposed driveway connection to Briar Creek Road will require a driveway permit to be submitted to CDOT for review and approval. The exact driveway location and type/width of the driveway will be determined by CDOT during the driveway permit process. The locations of the driveway 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.

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 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.

SLP

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Rezoning File (2)