


Charlotte Department of Transportation

Memorandum

Date: June 5, 2007

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: Scott L. Putnam 
Development Services Division

Subject: Rezoning Petition 07-064: Located on the southwest corner of
Brookshire Boulevard and Mt. Holly-
Huntersville Road (revised 5/18/07)

We previously commented on this petition in our April 3, 2007, memorandum to you. This site could generate approximately 13,000 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 13,000 trips per day. As currently developed the site generates approximately 3,600 trips per day. Although this petition does not propose to increase development rights, access to the site at buildout was not designed to operate under current access or traffic conditions. Provided that the improvements described below are constructed, we believe that its impact can be minimized.

Since access is proposed to an NCDOT-maintained roadway, they may require TIS as part of their driveway permit approval process. A new driveway permit is necessary due to increasing the intensity of use of the driveways. They may have additional or different requirements for their approval than what is identified in this rezoning process. The developer/petitioner is recommended to meet with NCDOT early in the development process to identify any issues that they may have.

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

1. This site was originally rezoned in 1989 by the Mecklenburg County Board of Commissioners (88-61(c)). Conditional notes indicate the dedication of additional right-of-way on Mt. Holly-Huntersville Road should it be designated a major thoroughfare in the Northwest District plan. Mt. Holly-Huntersville Road is a major thoroughfare and it is our understanding that this right-of-way has not yet been dedicated. We request that this right-of-way be dedicated prior to the issuance of building permit for new construction on the site in accordance with the prior commitment as listed below. (*Previous review comment*)
 - a. 50 feet from centerline along property frontage
 - b. 70 feet from centerline for a distance of 500 feet from the Brookshire Boulevard right-of-way
2. The remaining build-out development of the Mountain Island Marketplace will result in an intensification of use of the existing driveway just west of Brookshire Boulevard and require a new NCDOT and CDOT driveway permit. In discussions with the petitioner over the last

5+ years we and the NCDOT have indicated that access will need to be modified with additional development of the shopping center. The existing full access driveway just west of Brookshire Boulevard is too close to the intersection and will need to be restricted to right-in/right-out movements only. Any new building permit at the shopping center which intensifies the use of the existing access will require a new driveway permit. Driveway permit approval will require the construction of a median from Brookshire Boulevard to Couloak Drive to physically prohibit left-turns into and out of the driveway. This needs to be noted on the site plan. (*Previous review comment*)

3. CDOT has determined that it will be necessary to increase the length of the existing southbound left-turn lane and/or add a second left-turn lane on Mt. Holly-Huntersville Road at Couloak Drive to access the shopping center under build-out conditions, along with constructing a raised concrete median prohibiting left-turns at the site driveway just west of Brookshire Boulevard as described above. Dual left-turn lanes need to be designed with a minimum 200 feet of storage (each) with a 15:1 bay taper and design speed 50:1 for the through lane tapers. The petitioner/developer will be responsible for all costs associated with the construction of this improvement as a condition of the driveway permit process. Additionally, when build-out conditions warrant the need for a traffic signal (utilization of the constructed 2nd left-turn), the petitioner/developer is responsible for costs associated with the installation of a traffic signal. This needs to be noted on the site plan. (*Previous review comment*)
4. A site visit has indicated that the northbound 125-foot right turn lane on Mount Holly – Huntersville Road at Couloak Drive may not have been constructed in conformance with approved subdivision plans. A commitment to complete this required improvement in accordance with previously approved plans needs to be noted on the site plan and constructed as part of improvements described above. (*Previous review comment*)
5. We request that curb and gutter be constructed along the shopping center's frontage along Mt. Holly-Huntersville Road. (*Previous review comment*)

If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske
M.A. Cook
J.D. Kimbler
A. Christenbury
E.D. McDonald
Marc P. Morgan/NCDOT

David Naylor/NCDOT
Mountain Island (E and A), LLC
Kimley Horn and Associates/Walter Fields
& Laura Simmons
Rezoning File (2)