


Charlotte Department of Transportation

Memorandum

Date: May 30, 2007

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: Scott L. Putnam 
Development Services Division

Subject: Rezoning Petition 07-094: Located on the southwest corner of Beatties Ford Road and Mt. Holly-Huntersville Road

Consistency with Transportation Action Plan (TAP): The two goals of the TAP that most directly affected the staff's review of this petition define the integration of land use and transportation, and the provision of transportation choices.

- Goal 1 of the TAP relies on the Centers, Corridors and Wedges land use strategy to be implemented. This project site is located in a Wedge and does not appear to support the Centers, Corridors, and Wedges land use strategy.
- Goal 2 of the TAP describes various connectivity and design features that are important for motorists, pedestrians and bicyclists. Specific comments are identified below that need to be addressed for CDOT's support of the petition and to bring the site plan into compliance with the TAP and best practices for multimodal transportation.

Vehicle Trip Generation

This site could generate approximately 6,500 trips per day under existing or proposed zoning. This will have a significant impact on the surrounding thoroughfare system. Traffic impacts were analyzed under a previous rezoning.

Since access is proposed to an NCDOT-maintained roadway, they may also require a TIS as part of their driveway permit approval process. 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. Curb and gutter locations along both Beatties Ford Road and Mt. Holly-Huntersville Road need to be 38 feet from centerline to face-of-curb.
2. The proposed full-movement driveway to Mt. Holly-Huntersville Road must align with the site in Huntersville that was recently approved, Holly Crossing. Please contact Bill Coxe with the Town of Huntersville for more information about this at 704-766-2210.

3. The median in Mt. Holly-Huntersville Road needs to be at least 6 feet in width.
4. Consistency with the TAP and best practices:
 - a. The 6-foot sidewalk and 8-foot planting strip need to be provided along the site's entire frontage on Beatties Ford Road.
 - b. Bicycle lanes need to be provided on both Mt. Holly Huntersville Road and Beatties Ford Road. The bicycle lane on Beatties Ford Road needs to be relocated to the left side of the right-turn lane.
 - c. A pedestrian and bike connection to the Long Creek Greenway should be shown on the site plan. The plan should clarify if the greenway will traverse under Beatties Ford Road or cross over it. An overland crossing should be connected to the greenway and the sidewalk system, and provide facilities to make it easier, safer and more enjoyable for people to walk.
 - d. The site plan needs to provide a better internal system of sidewalks that connects the building entrance(s) to the sidewalk(s) along the street, and across parking lots.

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

Left- and right-turn lanes on Mt. Holly-Huntersville and Beatties Ford Roads must meet NCDOT design standards as specified in the *Policy on Street and Driveway Access to North Carolina Highways*, but with at least 150 feet of storage.

Beatties Ford and Mt. Holly-Huntersville Roads are major thoroughfare requiring a minimum of 100 feet of right-of-way. The developer/petitioner has indicated on the plan the fee-simple conveyance of right-of-way to meet this requirement, measuring 50 feet from the centerlines of the roadways.

Adequate sight triangles must be reserved at the 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.

The proposed driveway connections to Beatties Ford and Mt. Holly-Huntersville Roads will require a driveway permits to be submitted to CDOT and the North Carolina Department of Transportation for review and approval. The exact driveway locations and type(s)/width(s) of the driveways will be determined by CDOT during the driveway permit process. The locations of the driveways 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.

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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 maintained street right-of-way by a private individual, group, business, or

homeowner's/business association. An encroachment agreement must be approved by NCDOT prior to the construction/installation of the non-standard item(s). Contact NCDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske
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Rezoning File (2)