


# Charlotte Department of Transportation

## Memorandum

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**Date:** August 29, 2007

**To:** Keith MacVean  
Charlotte-Mecklenburg Planning Department

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

**Subject:** Rezoning Petition 07-121: Located on the north side of Dixie River Road, west of I-485

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**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 Corridor/Wedge/Center and appears 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 50 trips per day as currently zoned. Under the proposed zoning the petitioner is not requesting any additional density or development rights. This will not have an 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 existing zoning for this parcel is R-3 and not BP. The site plan needs to be revised accordingly.
2. The petitioner indicates that the purpose of this zoning request is to increase "road frontage" for the existing/adjacent BP parcels. No additional access to Dixie River Road for this parcel is requested. It is expected that this parcel will be developed with internal circulation/access to the adjacent parcels. No access to Dixie River Road will be approved for this parcel and needs to be noted on the site plan.
3. There is a home located on the R-3 property to the rear of this parcel. This property currently meets the zoning requirement for frontage on a public street. Should this rezoning be

approved, it appears that this parcel would not be in conformance with the public street frontage requirement. Additionally, a driveway serving this home currently connects to Dixie River Road through this parcel. With respect to comment 2, maintaining access to this residential property needs to be addressed.

4. The site plan needs to indicate that 6-foot sidewalks and 8-foot planting strips will be constructed on Dixie River Road.
5. The site plan needs to provide an internal system of sidewalks that connects building entrance(s) to the proposed sidewalk along the street.

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. The proposed sidewalks should connect to existing sidewalks on adjacent properties.

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

Dixie River Road is a major thoroughfare requiring a minimum of 100 feet of right-of-way. The developer/petitioner should convey right-of-way in fee simple title to meet this requirement, if it does not exist, measuring 50 feet from the centerline of the roadway.

Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35 by 35-foot and two 10 by 70-foot 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(s) to Dixie River Road will require a driveway permit(s) to be submitted to CDOT and the North Carolina Department of Transportation for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) 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

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