


Charlotte Department of Transportation

Memorandum

Date: May 28, 2008

To: Tammie Keplinger & Tom Drake
Charlotte-Mecklenburg Planning Department

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 08-106: Located on the north side of Albemarle Road
between Hollirose Drive and Circumferential
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 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 60 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,000 trips per day. This will have a minor impact on the surrounding thoroughfare system.

Since access is proposed to a NCDOT-maintained roadway, they may identify additional or different requirements during the driveway permit process 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. The location of the drive-through pharmacy window is not shown on the site plan. Required parking/maneuvering for the site cannot conflict with required stacking/operation of the

drive-through window. This site is parked at the ordinance minimum for medical office use and must therefore be reconfigured and/or the drive-through window removed.

2. The one way aisle adjacent to the building needs to be continued as one way to the main driveway aisle to avoid the potential for confusion and wrong way movements.
3. Sufficient space needs to be provided for backing/maneuvering from parking spaces in the two dead-end bays at the rear of the building. Typically a 5-foot minimum aisle extension is sufficient.
4. Albemarle Road is a state maintained road and on the NCDOT's Strategic Corridor System. On such streets the NCDOT's objective is to reduce access and preserve capacity. For these reasons and to provide connectivity between adjacent land uses, cross-access with the parcels to the east and west of this site need to be provided.

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

Albemarle Road is a Boulevard requiring a minimum of 135 feet of right-of-way. The developer/petitioner should convey right-of-way in fee simple title to meet this requirement, measuring 67.5 feet from the centerline of the roadway.

Adequate sight triangles must be reserved at the existing/proposed street entrance. Two 10' x 70' sight triangles are required for the entrance to meet 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.

The proposed driveway connection to Albemarle Road will require driveway permits to be submitted to CDOT and the North Carolina Department of Transportation 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 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.

Tammie Keplinger & Tom Drake

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If we can be of further assistance, please advise.

SLP

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Rezoning File