

# Charlotte Department of Transportation

## Memorandum

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**Date:** December 7, 2011

**To:** Tammie Keplinger  
Charlotte-Mecklenburg Planning Department

**From:** Michael A. Davis, PE *Rick H. Grochoske for*  
Development Services Division

**Subject:** Rezoning Petition 2011-72: Approximately 3.0 acres located on the northwest corner at the intersection of University City Boulevard and East Mallard Creek Church Road (*revised November 16, 2011*)

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CDOT has previously commented on this petition in our October 24<sup>th</sup> memoranda to you. CDOT offers the following additional comments associated with the subject revised site plan.

### Vehicle Trip Generation

This site could generate approximately 1,481 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 2,660 trips per day. This will have a sufficient traffic impact on the surrounding thoroughfare system and therefore a Traffic Impact Study (TIS) will be required to be submitted, reviewed, revised if necessary and traffic mitigation requirements agreed upon between the City and petitioner before this petition's public hearing currently scheduled for January 17, 2012. Your petition most likely will need to be deferred to accommodate the TIS process and its approval schedule before the rezoning public hearing date.

The TIS is a new petition requirement due to the fact the density of the proposed petition has increased (from 215 du to 400 du) from the first site plan submitted which triggered CDOT's TIS requirements. CDOT understands NCDOT will also require a TIS since this site is adjacent to NC 49 and Mallard Creek Road both NCDOT facilities, and that Mallard Creek has been identified to have major future transportation improvements (i.e. grade-separated with NC 49), please contact Mr. Lewis Mitchell with NCDOT (704-596-6900 ext. 202). Also contact Rick Grochoske (704-432-1556) to schedule a TIS scoping meeting with your traffic consultant, NCDOT and CDOT as soon as possible.

### CDOT requests the following changes to the rezoning plan:

1. The Mecklenburg Union Metropolitan Planning Organization (MUMPO) Thoroughfare Plan identifies a future major thoroughfare connecting to the intersection of Mallard Creek Road and University City Boulevard. This entire intersection will be lowered several feet. We recommend the petitioner work with CDOT and Mr. Stuart Basham of MUMPO at 704-336-4695. The revised November 16<sup>th</sup> site plan does not honor the proposed Mallard Creek Road's future curb and right-of-way lines as provided to you by

Stuart Basham several weeks ago. Your revised site plan needs to also include any additional embankment needs due to the existing site's topographic conditions, and any proposed site access driveways from the MUMPO alignment in order for us to continue our review of the petition. We recommend the right-of-way for the future thoroughfare be dedicated and conveyed in fee-simple.

The following are requirements of the developer that must be satisfied prior to driveway permit approval. We recommend that the petitioner reflect these on the rezoning plan as-appropriate.

1. The proposed driveway connection(s) to Mallard Creek Rd and University City Boulevard 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.
2. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT and NCDOT for review and approval.
3. 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.

We anticipate that NCDOT will request the following, and recommend the Petitioner work directly with NCDOT regarding the anticipated request.

1. We anticipate NCDOT may not allow any driveway access points on University City Boulevard (NC 49) and recommend the petitioner contact NCDOT directly to discuss access to University City Boulevard.

If we can be of further assistance, please advise.

c: R. H. Grochoske  
Felix Obregon  
B. D. Horton  
Stuart Basham  
Louis Mitchell (NCDOT)  
Scott Cole (NCDOT)  
Rezoning File