

# Charlotte Department of Transportation

## Memorandum

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**Date:** August 21, 2012

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

**From:** Michael A. Davis, PE *Mike Davis*  
Development Services Division

**Subject:** Rezoning Petition 12-086: Approximately 42.38 acres located on the southeast corner of the intersection of Steele Creek Rd and Shopton Rd

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CDOT has completed a review of the subject petition in order to ensure consistency with the Transportation Action Plan (TAP). The TAP seeks to ensure that Charlotte's transportation network supports current and future land uses and includes streets that provide safe and comfortable mobility for motorists, pedestrians, bicyclists, and transit users. Based on our review of the petition, we offer the following comments.

### Vehicle Trip Generation

This site could generate approximately 12,700 trips per day as currently zoned. Under the proposed zoning of I-1 CD (primarily as a truck distribution use) the site could generate approximately 3,300 trips per day.

We have the following comments regarding apparent conflicts between the proposed rezoning and existing ordinances or policies:

1. We understand that the Subdivision Ordinance will require a public street connection (local industrial) from the end of Steele Creek Place Drive to Gable Road.

In addition to the above, CDOT requests the following changes to the rezoning plan:

1. The intersection of Steele Creek Place Drive and Entrance Drive needs to be modified to accommodate larger vehicles. This could be accomplished by removing the circle island and building a conventional intersection or installing a larger roundabout.
2. We request the construction of a 5' sidewalk with 5' planting strip on the east side of Entrance Drive.

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. Adequate sight triangles must be reserved at the proposed street entrances. Two 35' x 35' and two 10' x 70' 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 entrances. Such items should be identified on the site plan.

2. The proposed driveway connections to Gable Road and Steel Creek Place Drive 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/width of the driveways 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 driveways on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
3. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
4. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
5. 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 understand NCDOT will request Gable road to upgrade the pavement structure along parcel 20107227 since there will be a gap of pavement along this site frontage property and the connection to Shopton Road.

If we can be of further assistance, please advise.

F. Obregon

cc: R. H. Grochoske  
B. D. Horton  
B. Canipe  
S. Cole (NCDOT)  
Rezoning File