


Charlotte Department of Transportation

Memorandum

Date: September 25, 2012

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE 
Development Services Division

Subject: Rezoning Petition 12-091: Approximately 20.0 acres located on the north side of Garron Point Drive between Mt Holly-Huntersville Road and Pointer Ridge Drive.

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 775 trips per day as currently zoned. Under the proposed zoning to provide 240 apartments the site could generate approximately 1,580 trips per day. This will have a minor impact on the surrounding thoroughfare system.

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

1. We recommend the petitioner provide an 8-foot pedestrian/bike connection between Ruxton Court and Garron Point Drive similar to the commitment made under the existing zoning.
2. This plan appears to be inconsistent with ordinance requirements for providing streets in proximity to multifamily buildings and to provide connectivity to existing street stubs.

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

1. We recommend the petitioner show on the revised site plan a pedestrian/bike connection between Pointer Ridge Drive and the proposed site walking trail.

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 existing/proposed street entrance(s). 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 entrance(s). Such items should be identified on the site plan.

2. The proposed driveway connection(s) to Garron Point Drive will require a driveway permit(s) to be submitted to CDOT 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.
3. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
4. 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.

R. Grochoske

cc: R. H. Grochoske
Rezoning File