


Charlotte Department of Transportation

Memorandum

Date: July 25, 2014

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE 
Development Services Division

Subject: Rezoning Petition 14-075: Approximately 2.6 acres located on the southwest corner of Fairview Road and Closeburn Road between Park Road and Park South 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 80 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 170 trips per day.

CDOT requests the following changes to the rezoning plan:

1. We request the petitioner provide a 6' sidewalk and 8' planting strip along the site's frontage on Closeburn Road.
2. We request the petitioner revise the second sentence of "Permitted Uses & Development Area Limitation" note "c" to the following:
 - a. *"The 14' setback will be measured from the back of the future curb line on Fairview Road. The location of the future curb line is 5' from the back of the existing curb."*
3. CDOT requests the petitioner to modify the Fairview Road median in close proximity to its intersection with Closeburn Road to accommodate pedestrian crossings. The design of the pedestrian refuge island will need to provide/accommodate accessible ramps on both sides of Fairview Road for the pedestrian crossing.
4. We recommend providing a minimum 5' sidewalk and 8' planting strip on either side of the proposed private drive into the site.

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.

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1. Adequate sight triangles must be reserved at the proposed street entrance. 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.
2. The proposed driveway connection to Closeburn Road will require a driveway permit to be submitted to CDOT 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 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 an 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.

C. Leonard

cc: S. Correll
Rezoning File