



Charlotte Department of Transportation

Memorandum

Date: October 23, 2014

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 14-113: 0.65 acres located on the east side of West Sugar Creek Road between Penny Way and North Tryon Street.

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 170 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 60 trips per day.

CDOT requests the following changes to the rezoning plan:

1. West Sugar Creek Road is classified as a major thoroughfare according to the CRTPO Thoroughfare Plan, which requires a total right-of-way width of 100'. CDOT requests a right-of-way dedication measured 50' from the centerline of the right-of-way.

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. According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte.
2. The site currently has two access points. CDOT will require that each of these driveways is paved from the back of existing sidewalk to the setback line. The pavement width for the existing driveways is appropriately 20', appropriate for one-way traffic flow in a commercial land use. Thus, the petitioner will need to indicate traffic flow with pavement markings for each driveway.
3. The plan currently depicts the southern-most driveway leading directly into a proposed parking stall. This drive aisle will need to be re-configured to eliminate the conflict.

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4. 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.
5. The proposed driveway connection to West Sugar Creek Road will require a driveway permit 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 location of the driveway shown on the site plan is 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.
6. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
7. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
8. 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.

K. Bryant

cc: S. Correll
Rezoning File