Charlotte Department of Transportation
Memorandum

Date: October 29, 2015

To: Tammie Keplinger
              Charlotte-Mecklenburg Planning Department

From:

              Michael A. Davis, PE
              Development Services Division

Subject: Rezoning Petition 15-121:   Approximately 2.9 acres located on the east
                                             side of Sharon Road between
                                             Sharon Hills Road and Sharon Acres

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.

Overview
Given the minimal trip generation of this site, CDOT's primary goal for this petition is to ensure safe access to Sharon Road. There is an existing left turn lane on Sharon Rd. which can be utilized by this site. There is an existing CATS bus stop in the general location of the access point which will need to be relocated.

Vehicle Trip Generation
This site could generate approximately 100 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 400 trips per day.

CDOT requests the following changes to the rezoning plan:
  1. CDOT request that the petitioner install a 13' planting strip and 6' sidewalk along the entire property frontage. This will preserve a future 5' bike lane.

  2. CDOT requests that the petitioner relocate the existing bus stop away from the proposed site access. Please coordinate with Brian Horton from CATS for a suitable location.

  3. Sharon Rd. is classified as a minor thoroughfare according to the CRTPO Thoroughfare Plan and requires 70 feet of total right-of-way. CDOT requests the petitioner dedicate 35 feet of right-of-way along the property's frontage measured from the existing centerline.

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. 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.

3. The proposed driveway connection(s) to Sharon Rd. will require a driveway permit(s) to be submitted to CDOT. 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.

4. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.

5. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.

6. 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. Hedrick

cc: S. Correll
        Rezoning File