



Charlotte Department of Transportation

Memorandum

Date: March 4, 2008

To: Tammie Keplinger & Tom Drake
Charlotte-Mecklenburg Planning Department

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 08-048: Located south of Old Mt. Holly Road, along the west side of Aqua Chem Drive

Consistency with Transportation Action Plan (TAP): The two goals of the TAP that most directly affected the staff's review of this petition define the integration of land use and transportation, and the provision of transportation choices.

- Goal 1 of the TAP relies on the Centers, Corridors and Wedges land use strategy to be implemented. This project site is located in a Center and appears to support the Centers, Corridors and Wedges land use strategy as increased industrial activity within a Center.
- Goal 2 of the TAP describes various connectivity and design features that are important for motorists, pedestrians and bicyclists. Specific comments are identified below that need to be addressed for CDOT's support of the petition and to bring the site plan into compliance with the TAP and best practices for multimodal transportation.

Vehicle Trip Generation

This site could generate approximately 630 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 85 trips per day. This will have a minor impact on the surrounding thoroughfare system.

We have the following specific comments that are critical to CDOT's support of the rezoning petition:

1. The proposed driveway to Aqua Chem Drive needs to be paved for a distance of 100 feet from the back-of-curb.
2. To eliminate the conflict of bumper overhang with pedestrians on sidewalks along parking areas, a 7-foot wide concrete sidewalk or a combination of a 5-foot sidewalk/2-foot planting strip needs to be provided from the front of the parking spaces. The CLDSM detail number 50.09B needs to be referenced for the 90 degree parking space design.

3. Along Melynda Road, the petitioner needs to provide new curb and gutter, an 8' planting strip and 5' sidewalk.
4. As shown on the site plan, there is an existing gate at the driveway entrance to Aqua Chem Drive. The gates must open and be recessed into the site a sufficient distance to store an entering vehicle without encroachment into the right-of-way or setback. This distance measured between the gates and the right-of-way is dependent on the length of the largest truck accessing the site and will be reviewed during the building/driveway permit process.

We have the following general comments that are provided to aid the petitioner in planning and subsequent permitting phases:

Adequate sight triangles must be reserved at the proposed driveway. Two 10' x 10' 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.

The proposed driveway connection to Aqua Chem Drive will require a new 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 location of the driveway shown on the site plan is subject to change in order to align with driveways on the opposite side of the street, comply with City Driveway Regulations, and the City Tree Ordinance.

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

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.

To facilitate building permit/driveway permit review and approval, the site plan must be revised to include the following:

- Dimension width of the existing and proposed driveways.
- New/reconstructed driveways must be drop curb ramp Type II driveways.
- Indicate the locations and widths of all adjacent and opposing driveways.
- Indicate typical parking module dimensions.
- Include a parking summary with figures for the numbers of parking spaces required and provided.

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If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske (via email)
S.L.Habina – Review Engineer (via email)
B. D. Horton (via email)
A. Christenbury (via email)
E.D. McDonald (via email)
DTJT Properties/Tim Frye, Sr. (via email)
Robert G. Young (via email)
NCDOT/Scott Cole (via email)
NCDOT/Louis Mitchell (via email)
Rezoning File