



Charlotte Department of Transportation

Memorandum

Date: October 24, 2011

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 2011-82: Approximately 11.0 acres located on the southwest corner of the intersection of South Tryon Street and Steele Creek Road

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 954 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 6,791 trips per day. This will have a significant impact on the surrounding thoroughfare system.

The petitioner submitted a Transportation Impact Study (TIS) to NCDOT and CDOT for review. The TIS is currently being reviewed and the recommended intersection improvements are being evaluated by both NCDOT & CDOT. TIS improvements and comments will be provided by CDOT in subsequent memoranda.

CDOT requests the following changes to the rezoning plan:

1. The first sentence for note 5c under "Streetscape and Landscaping" should be revised to read "Along the Site's internal private roads, the Petitioner will provide a 6 ft sidewalk and an 8 ft planting strip that separates the sidewalk from the proposed curb as shown on the Office/Commercial Wide (CLDSM U – 05A) street cross section detail.
2. In any location along Steele Creek where the curb will be moved, we request the petitioner provide 5 ft bike lanes.

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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 street connections to Steele Creek Road, South Tryon Street, Proposed Public Road, and Old Steele Creek will require a driveway permit(s) to be submitted to CDOT and the North Carolina Department of Transportation for review and approval. The exact street location(s) and type/width of the street connections will be determined by CDOT during the driveway permit process. The locations of the street connections shown on the site plan are subject to change in order to align with street connections and driveways 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.

c: R. H. Grochoske
B. D. Horton
Rezoning File