



# Charlotte Department of Transportation

## Memorandum

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**Date:** September 5, 2012

**To:** Tammie Keplinger  
Charlotte-Mecklenburg Planning Department

**From:** Michael A. Davis, PE *Rick H. Grubbs for*  
Development Services Division

**Subject:** Rezoning Petition 12-078: Approximately 8.93 acres located on the north side of South Tryon Street between Wrights Ferry Road and Greybriar Forest Lane  
*(revised 8/02/2012)*

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CDOT has previously commented on the subject petition in our memoranda dated July 26, 2012. The proposed number of beds has increased from 90 to 110. As such, CDOT has provided an updated trip generation estimate to reflect the increase in maximum beds.

### Vehicle Trip Generation

This site could generate approximately 380 trips per day as currently zoned if developed as a thirty-four lot single family home subdivision. Under the proposed zoning the site could generate approximately 300 trips per day if developed a 110 bed assisted living facility. This will have a minor impact on the surrounding thoroughfare system.

### We have the following comments regarding apparent conflicts between the proposed rezoning and existing ordinances or policies:

1. Vehicular maneuvering is not permitted within the right-of-way or setback per the Zoning Ordinance. The two (2) proposed driveways throat lengths need to remain perpendicular to South Tryon Street and tie into the parking past the 40' front setback line.

### CDOT requests the following changes to the rezoning plan:

1. We request the petitioner continue to work with the property owner (tax parcel no. 19955202) to add an access driveway to the site via Wrights Ferry Road. We believe a Wrights Ferry Road driveway location will better serve the site and eliminate the need of curb bulb-outs and/or right-turn lanes on NC 49. If the petitioner is successful working with his adjacent property owner to construct this driveway the proposed driveway aligning with the site's covered drop off will need to be eliminated. Note, if this proposed access driveway onto Wrights Ferry Road cannot be provided, a curb bulb-out may likely be required to accommodate the northbound to southbound U-turn movements that will occur at the existing NC 49 directional crossover intersection.

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. Only one driveway to South Tryon Street (NC 49) will be permitted by CDOT and the North Carolina Department of Transportation. The petitioner needs to remove the proposed driveway aligning with the site's covered drop off. A driveway at this location will create traffic operations problems for trucks entering/exiting the site and autos trying to access the site's drop off area.
2. The proposed driveway connection(s) to South Tryon Street (NC 49) will require a driveway permit to be submitted to CDOT and the North Carolina Department of Transportation for review and approval. A proposed driveway to Wrights Ferry Road will require a driveway permit to be submitted to CDOT for review and approval. The exact driveway locations and type/width of the driveways will be determined by CDOT during the driveway permit process. The locations of the driveways 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.

We anticipate that NCDOT will request the following, and recommend the Petitioner work directly with NCDOT regarding the anticipated request.

1. NCDOT is requiring a southbound right turn lane on South Tryon into the proposed driveway. CDOT recommends the Petitioner contact Mr. Doug Sossamon with NCDOT at 704.560.6900 regarding the right turn lane design.

If we can be of further assistance, please advise.

D. Rorie

cc: R. H. Grochoske  
Scott Cole (NCDOT)

Rezoning File