



Charlotte Department of Transportation

Memorandum

Date: June 21, 2013

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Dennis E. Rorie, PE
Development Services Division

Subject: Rezoning Petition 13-060: Approximately 3.56 acres located on the southeast corner at the intersection of South Tryon Street and Steelescroft Parkway.
(revised 6/13/2013)

CDOT has previously commented on this petition in our May 21st memorandum to you. Based on our review of the revised petition, we offer the following comments.

Vehicle Trip Generation

This site could generate approximately 100 trips per day as currently zoned. CDOT has not received proposed land-use and density information to accurately provide “proposed” trip generation estimates. We expect changes could occur to this site prior to the hearing. We will provide updated trip generation estimates in subsequent memoranda should the petitioner provide more detail land-use and density information on the revised site plan. Although it appears the site plan could generate enough trips to warrant a traffic impact study, we are confident that the proposed access modifications to South Tryon create sufficient public value that we would not seek any additional congestion mitigation.

CDOT requests the following changes to the rezoning plan:

1. Note 3b. should be revised to include...as depicted on Sheet RZ-3 of the Rezoning Plan *before the first building’s certificate of occupancy is issued.*
2. Note 3c. should be replaced as follows:
In accordance with discussions with CDOT/NCDOT, the Petitioner will be responsible for all transportation improvements as generally depicted on Sheet Z-4, titled “Off Site Road Improvements”. These improvements may include additional rights-of-way, asphalt milling/overlaying or other methods to remove existing pavement marking as needed, underground traffic signal conduct, pull boxes, traffic signal easements, etc. The conceptual intersection plan (Sheet Z-4) is not a construction plan document; therefore it does not represent all construction items necessary for the proposed concept to be implemented. The petitioner, CDOT and NCDOT will work together during the construction plan review process, to determine all necessary construction items to be included in the

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project. The petitioner will need to coordinate the final geometric transportation improvements (i.e. roadway work) to accommodate a proposed traffic signal at NC 49/Steelecroft Parkway and existing traffic signal modifications at NC 49 /Grandiflora Drive. All transportation improvements as depicted on Sheet Z-4 need to be constructed and approved prior to the site's first building certificate of occupancy is issued.

3. A new conditional note should be added stating: *The Petitioner shall be responsible for obtaining the required rights-of-way to implement the transportation improvements identified and depicted on Sheet RZ-3. Additionally the Petitioner will be responsible for all costs associated to require these rights-of-ways.*
4. CDOT requests the Petitioner construct an 8' planting strip and 6' sidewalk along the south side of South Tryon Street (NC 49) between Steelecroft Parkway and Old Steelcreek Rd. This will help to complete a gap in the sidewalk network that won't be completed by other near-term land development activity.

If we can be of further assistance, please advise.

R. Grochoske

cc: S. Correll
Brett Canipe, NCDOT (via email)
Sean Epperson, NCDOT (via email)
Rezoning File