



Charlotte Department of Transportation

Memorandum

Date: May 21, 2013

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, 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 Steelescrot Parkway.

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 100 trips per day as currently zoned. The current petition does not provide enough information to accurately provide 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 addition congestion mitigation.

CDOT requests the following changes to the rezoning plan:

1. Note 3c. 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. A 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.*
3. CDOT requests the Petitioner construct an 8' planting strip and 6' sidewalk along the south side of South Tryon Street (NC 49) between Steelescrot 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.

Tammie Keplinger

May 21, 2013

Page 2 of 3

4. CDOT requests the Petitioner submit their application to abandon existing Steelescrot Parkway right-of-way as soon possible, so that the roadway abandonment is approved prior to the rezoning approval. The Petitioner will need to coordinate CDOT's abandonment process with Mr. Jeff Boenisch with CDOT Right-Of-Way Management Section at 704-336-3888. We understand that Steelescrot Parkway's right-of-way is not platted and therefore unrecorded.

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.

5. 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.
6. The proposed driveway connections to South Tryon Street, Steelescrot Parkway and Old Steelcreek Road will require a driveway permit to be submitted to CDOT and the North Carolina Department of Transportation 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.
7. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
8. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
9. 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.

R. Grochoske

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

Tammie Keplinger
May 21, 2013
Page 3 of 3

Rezoning File