



Charlotte Department of Transportation

Memorandum

Date: August 29, 2014

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Dennis E. Rorie, PE
Development Services Division

Subject: Rezoning Petition 14-058: Approximately 30.9 acres located between S. Tryon Street and W. Tyvola Road

CDOT has previously commented on the subject petition in our memorandum to you dated May 28, 2014.

Vehicle Trip Generation

This site could generate approximately 6,000 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,900 trips per day.

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

1. We understand the Subdivision Ordinance may require a public street connection across the site that will terminate along the site's western property line. On August 25, city staff from the Planning Department and CDOT met with the petitioner to discuss the subject street connection. At that meeting, the petitioner committed to exploring additional alignment alternatives that will be reviewed by city staff in order to determine the construction feasibility. We anticipate receiving this information within the next two weeks.

CDOT requests the following changes to the rezoning plan:

1. We request the petitioner relocate the proposed westernmost driveway further west and align it with the existing driveway on the south side of Tyvola Centre Drive. Additionally, we request the petitioner convert this driveway from exit only to both an ingress and egress driveway.
2. We request the petitioner relocate the easternmost main entrance driveway further east and align it with the existing driveway on the south side of Tyvola Centre Drive.

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.

Tammie Keplinger

August 29, 2014

Page 2 of 3

1. According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte. CDOT has determined that a left-turn lane is necessary to serve the traffic using the southernmost proposed private driveway connection for this site. The engineering design and construction of the left-turn lane is the responsibility of the owner, and shall be performed by a professional engineer registered in the State of North Carolina who has roadway-design experience. CDOT will only approve the proposed driveway connection provided that a left-turn lane is constructed on Tyvola Centre Drive. We recommend the rezoning plan reflect the design of this required left-turn lane prior to submittal/approval of the public street/private driveway connection(s). The left-turn lane needs to be designed using NCDOT standards with a minimum 100 feet of storage. This roadway improvement is required to meet the traffic demands of the proposed development.
2. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' 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.
3. The proposed driveway connections to Tyvola Centre Drive will require driveway permits 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 driveways on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
4. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
5. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
6. 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.

K. Bryant

cc: S. Correll

Tammie Keplinger
August 29, 2014
Page 3 of 3

Rezoning File