



Charlotte Department of Transportation

Memorandum

Date: August 29, 2014

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE 
Development Services Division

Subject: Rezoning Petition 14-095: Approximately 5.08 acres located on the north side of North Tryon Street between West Pavilion Boulevard and Salome Church 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

CDOT and NCDOT have determined that a Traffic Impact Study (TIS) is required for the subject rezoning petition. The subject TIS has not been submitted to CDOT as of the time of this memorandum; however, specific transportation comments will be provided in subsequent memoranda after the TIS has been submitted and reviewed. The TIS needs to be submitted to CDOT/NCDOT for our review and approval six (6) weeks prior to the petition's Public Hearing date. We also understand, the local NCDOT office will send the subject TIS to its Congestion Management Division for their review. This may lengthen NCDOT's review time and not coincide with Planning Rezoning schedule for this petition.

CDOT requests the following changes to the rezoning plan:

1. Pavilion Blvd. north of US 29 is designated as a major thoroughfare on CTRPO's Thoroughfare Plan and requires 100' of total right-of-way. We request the petitioner dedicate in fee simple the 100' wide right-of-way for the Pavilion Blvd. extension through the site's parcel.
2. The petitioner needs to depict Pavilion Blvd.'s proposed CTRPO thoroughfare alignment on the petition's revised site plan. To obtain the subject alignment's design files, please contact Mr. Curtis Bridges with City Planning at 704-336-8363.
3. The current proposed full-access driveway shown on the existing site plan that accesses Pavilion Blvd. will be converted in the future to a right-in/right-out access driveway when Pavilion Blvd. is extended to the north. This traffic movement restriction is necessary because the existing full-access location is too close to the US 29/Pavilion Blvd. signalized

intersection. A continuous raised concrete median approximately 400 feet in length will be installed along Pavilion Blvd. beginning at US 29.

4. We request a minimum 6-foot sidewalk along all of the site's public street frontages.

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. 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 proposed public street/private driveway connections 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 public street/private driveway connections provided that a left-turn lane is constructed on Salome Church Rd. and Pavilion Blvd. We recommend the rezoning plan reflect the design of this required left-turn lane prior to submittal/approval of the public street/private driveway connections. The left-turn lane needs to be designed using NCDOT standards with a minimum 150 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 entrances. Two 35' x 35' and two 10' x 70' sight triangles are required for the entrances to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrances. Such items should be identified on the site plan.
3. The proposed driveway connections to Salome Church Rd. and Pavilion Blvd. 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 items (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 items. Contact

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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)
Rezoning File