



Charlotte Department of Transportation

Memorandum

Date: March 27, 2015

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: 
Dennis E. Rorie, PE
Development Services Division

Subject: Rezoning Petition 15-020: Approximately 15.43 acres located on the southwest corner at the intersection of US 29 By-Pass Highway and North Tryon Street. (*Revised 3/20/15*)

CDOT has previously commented on this petition in our December 31, 2014 and January 28, 2015 memoranda to you.

Vehicle Trip Generation

This site could generate approximately 4,300 trips per day as currently zoned. Under the proposed rezoning the site could generate approximately 2,500 trips per day based upon 375 multi-family dwelling units, and does not account for the requested TOD entitlements.

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

We have the following additional comments

1. The City's adapted Tom Hunter Transit Station Area Plan shows a proposed local north/south street from Reagan Drive, passing through Orchard Trace Lane (a private street) and connecting to Tom Hunter Road. This proposed local public street is very important to the area's street network, because it parallels North Tryon Street and will reduce traffic on this major thoroughfare street (see below Map 32: Cross-Section Locations that depicts the area's planned street network). This Area Plan develops a new parallel local street to North Tryon Street to support future land uses along the Blue Line Extension (light rail) corridor. To that end, the petitioner needs to work with the Orchard Trace Community and the City *to create a +/- 45' wide public street utility easement* along existing Orchard Trace Lane from North Tryon Street to the proposed north/south local residential wide street intersection, serving the proposed development.

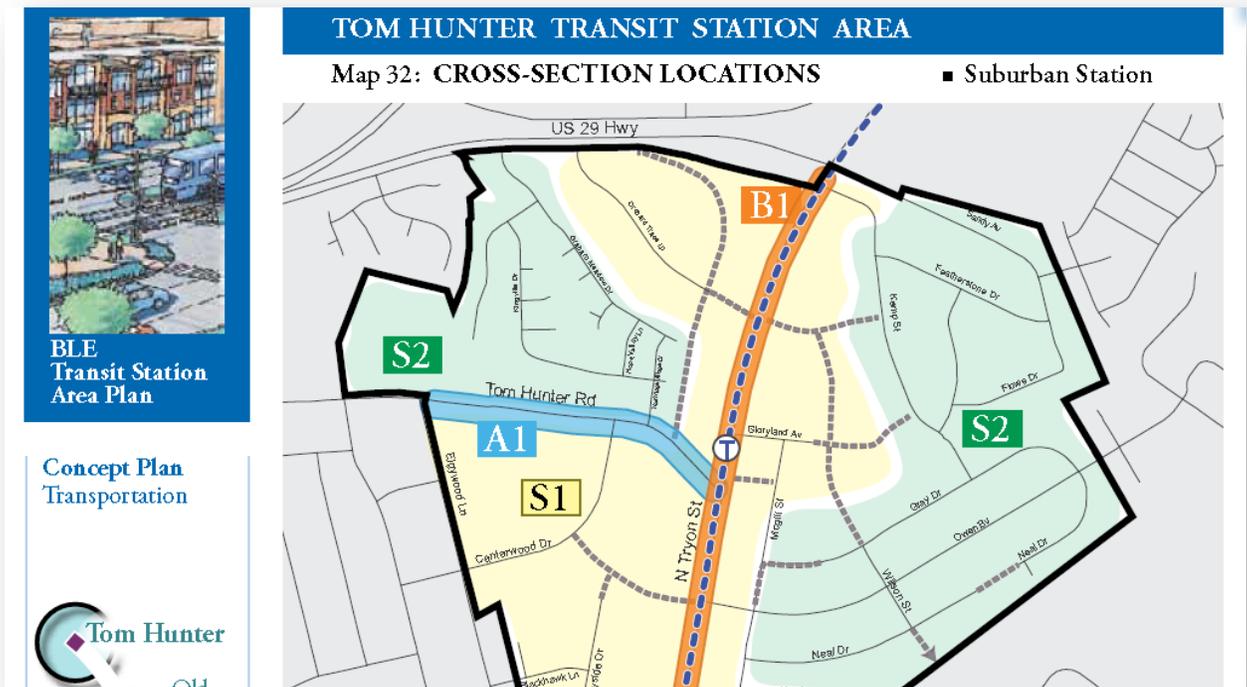


Figure 1

2. CDOT requests once the new north/south residential wide public street is open and operational, the petitioner remove the existing roadway pavement along the site's northern property line between Reagan Drive and North Tryon Street (depicted on the site plan as Mineral Springs Road). A small existing parking lot needs to remain at the North Tryon Street driveway connection. We also encourage the petitioner to work with NCDOT to possibly abandon a portion of their existing North US 29 By-Pass right-of-way and/or easement to increase the petitioner's development area along the site's northern property line.
3. CDOT request's the petitioner add a condition that would commit the petitioner to modify and implement required transportation improvements approved by CDOT along existing Orchard Trace Lane between the proposed north/south public street to North Tryon Street. Necessary median and roadway approach modifications may be needed during the subdivision construction plan approval process, including relocation identification signage for the Orchard Trace Community.

If we can be of further assistance, please advise.

R. Grochoske

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