



Charlotte Department of Transportation

Memorandum

Date: October 30, 2015

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE 
Development Services Division

Subject: Rezoning Petition 15-133: Approximately 20.6 acres located near the northwest corner at the intersection of Salome Church Road and North Tryon Street.

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 1,000 trips per day as currently zoned, assuming a mix of single family and multi-family units. Under the proposed zoning the site could generate approximately 1,600 trips per day.

We have the following comments on this petition:

1. Salome Church Road is designated as a major thoroughfare on CRTPO's Thoroughfare Plan requiring 100' of total right-of-way. We request the petitioner dedicate 50' of right-of-way in fee simple along the site's Salome Church Road frontage as measured from the roadway's existing centerline. The petitioner should revise the site plan to depict this dimension and revise conditional note 3.e.
2. We understand the City's Subdivision Ordinance will require local residential wide streets for the two proposed streets connecting to Salome Church Road. Local residential streets require a total of 71' of right-of-way. The petitioner should revise the site plan and redraw the two proposed public streets to depict the correct dimensions as detailed in Charlotte's Land Development Standards Manual (CLDSM Standard Details U-03, U-03A, and U-04 revision 13). Please note: On-street recessed and/or marked parking spaces will require accessible parking spaces.
3. The petitioner should remove the proposed southern most private site driveway. This 3rd site driveway is unnecessary and adequate intersection site distance will be difficult to provide due to the existing horizontal curve and high speeds on Salome Church Road at this location.

4. Please see the exhibit below showing the proposed realignment of Salome Church Road to connect with Pavilion Blvd. at US 29 (North Tryon). This realignment has been approved by the CRTPO; however no funding has been allocated for this transportation improvement.



In addition to the comments above, CDOT requests the following changes to the rezoning plan:

1. During the rezoning process CDOT will be investigating and working with NCDOT regarding options to provide bicycle facilities to this area which may affect Salome Church Road's lane configuration. CDOT will keep the petitioner informed if revisions are needed on the rezoning site plan. Mike, Norm S. wants a multi-use path on the west side of Salome Church
2. CDOT requests the Petitioner investigate and work with the site's adjacent property owner (parcel # 02905118 -- Pavilion Crossings Apartments) to create a 10' wide pedestrian/bike pathway between the two apartment properties. This would allow residents to walk/bike between properties without driving on Salome Church Road.

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 connection(s) 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 connection(s) provided that left-turn lanes are constructed on both proposed public streets connection to Salome Church Road. 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 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 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.
3. The proposed driveway connection(s) to Salome Church Road will require a driveway permit(s) to be submitted to CDOT and the North Carolina Department of Transportation for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) 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.
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.

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Since Salome Church Rd. is a state-maintained facility, we recommend the Petitioner work directly with Ms. Wendy Taylor (980-523-0000) with NCDOT regarding their transportation requirements.

If we can be of further assistance, please advise.

R. Grochoske

cc: S. Correll
Wendy Taylor, NCDOT (via email)
Sean Epperson, NCDOT (via email)
Rezoning File