


# Charlotte Department of Transportation

## Memorandum

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**Date:** June 5, 2007

**To:** Keith MacVean  
Charlotte-Mecklenburg Planning Department

**From:** Scott L. Putnam   
Development Services Division

**Subject:** Rezoning Petition 07-052: Located on the northeast corner of South Tryon Street and West Tyvola Road (revised 5/16/07)

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We previously commented on this petition in our March 2, 2007, memorandum to you. This site could generate approximately 4,200 trips per day as currently zoned. Under the proposed zoning the site could also generate approximately 4,200 trips per day. This will not have an additional impact on the surrounding thoroughfare system provided that access requirements described below are constructed.

We have the following specific comments that are critical to CDOT's support of the rezoning petition:

1. Access Point 1 on Tyvola Road can be considered by CDOT for full movements if the existing pavement markings can be revised by the petitioner/developer to:
  - a. Preserve a minimum of 250 feet of storage/15:1 bay taper for both the existing westbound Tyvola Road left-turn lane and exclusive right-turn lane to South Tryon Street.
  - b. Provide an eastbound left-turn lane serving the site's driveway with a minimum of 150 of storage/15:1 bay taper.
  - c. Construct a westbound right-turn lane with a minimum of 150 feet of storage/15:1 bay taper.

In order to meet these requirements, this driveway needs to be shown as close as possible to the eastern property line (minimum 10-foot offset). The developer is responsible for the design of these improvements and the remarking of the existing pavement markings as described above. All transportation improvements must meet applicable CDOT and NCDOT standards. If these requirements cannot be met, then the driveway will need to be restricted to serve right-in/right-out movements only. The plans need to be revised accordingly.

2. The North Carolina Department of Transportation (NCDOT) may require northbound right-turn lanes into Access Points 2 and 3 on South Tryon Street. The petitioner needs to coordinate these roadway improvements with NCDOT prior to the submittal for a city driveway permit.

3. In accordance with the existing conditional site plan for this property (RP 89-52) approved by City Council on July 12, 1989, the petitioner/developer must meet his commitment to dedicate the following right-of-way along the site's street frontages (*Previous review comment*):
  - a. South Tryon Street- 60 feet from the centerline for a distance of 500 feet as measured in a northerly direction from the West Tyvola Road right-of-way described below, then tapering at a rate of 45:1 to a location that is 50 feet from the centerline.
  - b. West Tyvola Road- 70 feet from the centerline for a distance of 500 feet as measured in an easterly direction from the South Tryon Street right-of-way described above, then tapering at a rate of 45:1 to a location that is existing or a minimum of 50 feet from the centerline, whichever is greater.

If we can be of further assistance, please advise.

SLP

- c: R. H. Grochoske  
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Rezoning File (2)