


Charlotte Department of Transportation

Memorandum

Date: August 29, 2007

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 07-135: Located on the west side of South Tryon Street between West Arrowood Road and Thornfield Road

Consistency with Transportation Action Plan (TAP): The two goals of the TAP that most directly affected the staff's review of this petition define the integration of land use and transportation, and the provision of transportation choices.

- Goal 1 of the TAP relies on the Centers, Corridors and Wedges land use strategy to be implemented. This project site is located in a Center and does not appear to support the Centers, Corridors and Wedges land use strategy.
- Goal 2 of the TAP describes various connectivity and design features that are important for motorists, pedestrians and bicyclists. Specific comments are identified below that need to be addressed for CDOT's support of the petition and to bring the site plan into compliance with the TAP and best practices for multimodal transportation.

Vehicle Trip Generation

This site could generate approximately 1,030 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,050 trips per day. This will have a minor impact on the surrounding thoroughfare system.

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

1. CDOT recommends that the layout of the site be reconfigured to incorporate the use of the existing Type II driveway connection to South Tryon Street. If not, then the site plan needs to note that this existing driveway will be removed and replaced with curb, gutter, and sidewalk.
2. The proposed bus parking space blocks access to the accessible parking space and reduces the required width of the parking/circulation aisle and cannot be approved as shown.

We have the following specific comments that are important to CDOT's support of the rezoning petition. We would like the petitioner to give serious consideration to these comments/requests. These may require coordination with related CMPC issues.

1. 6-foot sidewalks and 8-foot planting strips need to be provided on South Tryon Street. (TAP, best practices, and proposed *Urban Street Design Guidelines*)
2. The site plan needs to provide an internal system of sidewalks that connect the building entrance(s) to the sidewalk(s) along the street.
3. To eliminate the conflict of bumper overhang with pedestrians on sidewalks along parking areas, the width of sidewalks along parking spaces needs to be 7 feet wide.

We have the following general comments that are provided to aid the petitioner in planning and subsequent permitting phases:

South Tryon Street is a major thoroughfare requiring a minimum of 100 feet of right-of-way. The developer/petitioner should convey right-of-way in fee simple title to meet this requirement, measuring 50 feet from the centerline of the roadway.

Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35 by 35-foot and two 10 by 70-foot 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.

Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.

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.

To facilitate building permit/driveway permit review and approval, the site plan must include the following:

- Dimension width of the existing and proposed driveways.
- Indicate the locations and widths of all adjacent and opposing driveways.
- Indicate typical parking module dimensions.
- Include a parking summary with figures for the numbers of parking spaces required and provided.

If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske
J. A. Carroll - CDOT Review Engineer
B.D. Horton
A. Christenbury
E.D. McDonald
CPD Australia, P/L/Gavin McMahon
DRMP, Inc/G. Murphy
Rezoning File (2)