

Charlotte Department of Transportation

Memorandum

Date: January 9, 2012

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE 
Development Services Division

Subject: Rezoning Petition Approximately 33.0 acres located on the
2011-082 & 2011-083: southwest & southeast corners of the
intersection of South Tryon Street and Steele
Creek Road (**revised 12/20/2011**)

CDOT has previously commented on petitions 2011-082 & 2011-083 in our October 24, November 22, and December 29, 2011 memorandas to you which indicated that additional comments would be provided after our review of the Transportation Impact Analysis (TIA). Since then, CDOT has been in discussions with the petitioner's traffic consultant (Design Resources Group) and their agents relative to recommended transportation improvements identified the TIA, and in a subsequent memorandum from DRG to CDOT (dated November 16, 2011).

On November 22, 2011, CDOT met with the petitioner and NCDOT regarding the proposed transportation improvements outlined in the TIA, and subsequent memorandum. The petitioner and CDOT met again on December 20th to further discuss transportation improvements in a response to an email from Jeff Brown to Mike Davis dated December 13, 2011. As of the date of this memo, the petitioner has not committed to these recommended improvements. The petitioner has agreed to work with CDOT/NCDOT to evaluate the feasibility of including these improvements in their conditional plan. The petitioner informed us at the December 20th meeting additional information (engineering design and construction cost estimates) will be provided for CDOT's review in order to finalize the traffic mitigation proposal prior to January 17, 2012 public hearing.

CDOT recommends the following transportation improvements be added to the conditional zoning plan to mitigate the impacts of the proposed development:

1. Convert the intersection of NC 49 and Steelescroft Pkwy from a directional crossover to a full-movement, signal-controlled intersection. This will require modifying the access to the existing volunteer fire station to include a mountable median and signal preemption for emergency response. This improvement should provide significant relief to the existing NC 160 / NC 49 intersection. The petitioner needs to fund the proposed intersection improvements at NC 49 / Steelescroft Parkway and existing median modifications at the NC 49 / Grandifora Drive (Volunteer Fire Station #79) intersection. We have contacted Charlotte Medical Center (CMC) to discuss their obligation to construct the proposed traffic signal improvements associated with signalizing NC 49 and Steelescroft Pkwy and signal

modifications at Volunteer Fire Station #79. CMC is aware of their obligations and plan to fund these traffic signal improvements.

2. The existing NC 49 / Rivergate Pkwy intersection experiences queuing problems in the southbound direction, we understand the petitioner will design and construct geometric and traffic signal improvements to add an additional SB NC 49 left turn lane to provide dual lefts with a total 700 feet of storage, including an appropriate EB receiving lane into the existing development. The petitioner needs to add a conditional note describing the above traffic improvement commitments at this location.
3. At our December 20th meeting, we agreed upon the traffic mitigation at Steel Creek Rd. and Steelecroft Pkwy/Walker Branch to implement a westbound approach lane configuration consisting of dual left turn lanes (with as much storage as possible +/- 300 feet) and a shared through-right lane. CDOT expressed concerns with the distance between Private Street "A" aligning with an existing private street only 350 feet from Steele Creek Road. CDOT believes as the overall retail development matures this intersection will become congested and exiting traffic turning left to access the traffic signal at Steel Creek will experience increased vehicle delays. To that end, CDOT recommends mitigating this traffic concern by implementing a southbound Steel Creek at Steelecroft Pkwy curb bulb-out to provide sufficient pavement width for northbound site development traffic coming from Private Road "B" to u-turn easily onto southbound Steel Creek at Steelecroft Parkway. Please add a conditional note describing the petitioner's actions at this location.
4. We agreed at our December 20th meeting to increase the storage for the southbound NC 49 left-turn lanes at Steele Creek from 275' to 350' as per the TIA, please add a conditional note.
5. The petitioner needs to supply CDOT a scaled schematic drawing on Steel Creek Rd. between NC 49 and the Petition 2011-083's southern property line (existing culvert crossing) indicating Steel Creek's future curblineline and necessary pavement widening, including 5 feet bike lanes. This schematic drawing needs to correspond with the petitioner's engineering cost estimate to determine funding responsibilities between the petitioner and CDOT along Steel Creek.
6. The petitioner needs to make the following revisions to both site plans (petition nos. 2011-082 & 083) in the Transportation Improvements and Phasing Section:
 - a) Item a., 1st paragraph – Where is Sheet R-4?
 - b) Item b., 3rd paragraph – Replace....\$65,000 with "implementing all intersections improvements at NC 49 /Steeltcroft and NC 49/Grandiflora Drive (Volunteer Fire Station #79) intersections shall be completed before the first building permit is issued in Petition 2011- 082 Building Envelops B, C, D or Petition 2011-083 Building Envelops." Remove..... "upon evidence of project funding by CDOT/NCDOT (with or without the support of third parties).
 - c) Item e., Remove.....by way of private/public partnership effort or other public sector project support.

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- d) Item f., Replace...first space with "first building". CDOT is currently reviewing the pervious \$150,000 rezoning contribution towards a future creek crossing. As of this date, CDOT could return the pervious contribution only if the petitioner provided a \$150,000 construction bond to fund the future creek crossing. CDOT and Planning are currently reviewing this proposal.

Based on our November 22nd and December 20th meetings, we are reasonably confident CDOT will support these recommendations. As you may be aware, we need to mutually agreed upon a final traffic mitigation proposal prior to the January 17, 2012 Rezoning Public Hearing. There are numerous right-turn lanes recommended by the TIA to the development driveways. CDOT supports omitting these lanes from the conditional zoning; however they may be required by NCDOT as condition of access to the state-maintained roads.

If we can be of further assistance, please advise.

c: R. Grochoske
D. Rorie
L. Mitchell (NCDOT)
S. Cole (NCDOT)
Shad Spencer