


Charlotte Department of Transportation

Memorandum

Date: December 3, 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 11/8/07)

We previously commented on this petition in our July 20, June 27, June 5 and 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 230 feet of storage/12:1 bay taper for both the existing westbound Tyvola Road dual left-turn lanes 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 feet of storage/12:1 bay taper.
 - c. Construct a westbound right-turn lane with a minimum of 150 feet of storage/12:1 bay taper.

These storage and taper lengths need to be shown on the site plan, and provided for South Tryon Street also. If these lengths cannot be met for Access Point 1, then it needs to be restricted to serve right-in/right-out movements only. (*Previous review comment- 5th time*)

2. 70 feet of right-of-way from centerline needs to be dedicated in front of Access Point #1. This will keep the proposed right turn lane at this location within the right of way.

If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske (via email)	E.D. McDonald (via email)
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