



Charlotte Department of Transportation

Memorandum

Date: May 30, 2008

To: Tammie Keplinger & Tom Drake
Charlotte-Mecklenburg Planning Department

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 08-056: Located on the southwest corner of Nations Ford Road and West Tyvola Road (revised 5/19/08)

We previously commented on this petition in our March 4 and April 1, 2008 memoranda to you.

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 currently appear to support the Centers, Corridors and Wedges land use strategy, since the site plan is overwhelmingly auto-oriented in design, failing to successfully integrate land use and transportation.
- 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

We previously reported that this site required a Traffic Impact Study. Because of the reduction in trips proposed by this revision, a Traffic Impact Study is no longer required.

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

1. Left-turns into the proposed driveways cannot be made safely due to the left-turn offset/conflicts. For this reason, CDOT has determined that left-turn lanes on West Tyvola Road (both eastbound and westbound directions) and Nations Ford Road are necessary to serve the traffic using the proposed private driveway connections for this site. Full access/left-turn lanes at the Tyvola Road driveway is conditioned on comment 3 below. On West Tyvola Road it appears that the left-turn lanes may be able to be provided by restriping the existing painted out median area. The engineering design and construction of the left-turn lanes are 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. The design of left-turn lanes need to comply with NCDOT design guidelines with a minimum of 150 feet of storage and will be reviewed during subsequent permitting processes. (*Previous comment – 2nd time*)

If the left turn lanes cannot be constructed to meet minimum standards and to not impact the existing/adjacent left turn lanes, then access to the site will be restricted to right-in/right-out. This would require the petitioner to construct a concrete median to physically restrict access.

2. The site plan needs to show 6-foot sidewalks and 8-foot planting strips along both West Tyvola and Nations Ford Roads, as measured from any future curb line. CDOT will determine the location of any proposed curblines during the building/driveway permit process. (*Previous comment- 2nd time*)
3. A full-movement access is proposed on West Tyvola Road. CDOT will evaluate the location and configuration of the access and the gated entry location during subsequent review processes. Full-movement may not be feasible at the proposed location. (*Previous comment*)
4. Stubs from the multifamily component to the adjacent multifamily parcels to the west and south need to be provided for site inter-connectivity. A stub needs to be provided to the residential property to the west of the proposed northern multifamily site. (*Previous comment*)

If we can be of further assistance, please advise.

SLP

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Rezoning File