



Charlotte Department of Transportation

Memorandum

Date: March 26, 2008

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

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 08-066: Located on the northwest corner of North Tryon Street and West W.T. Harris Boulevard

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 Corridor and appears 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.

Trip generation has not been calculated for this petition as it does not seek to change development intensities.

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

1. Curb and gutter and 6-foot sidewalk need to be constructed along the site's North Tryon Street frontage.
2. A 10-foot shared bike/pedestrian trail needs to be constructed along the site's WT Harris Boulevard frontage.
3. WT Harris Boulevard is a Parkway requiring a minimum of 200 feet of right-of-way. North Tryon Street is an Avenue requiring a minimum of approximately 165 feet of right-of-way to accommodate 6 through lanes, bike lanes, and light rail. We request that the developer/petitioner convey right-of-way in fee simple to meet these requirements, measuring 100 feet and 82.5 feet from the centerlines of these two streets, respectively.

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

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 or NCDOT maintained street right-of-way by a private individual, group, business, or homeowner's/business association. Since these are both state maintained roads, an encroachment agreement must be approved by NCDOT prior to the construction/installation of the non-standard item(s). Contact NCDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

If we can be of further assistance, please advise.

SLP

- c: R. H. Grochoske (via email)
- M. M. Magnasco– Review Engineer (via email)
- B. D. Horton (via email)
- Vivian Coleman (via email)
- Ashton Watson (via email)
- A. Christenbury (via email)
- E.D. McDonald (via email)
- Financial Enterprises III LLC/Martin Brill (via email)
- Kennedy Covington/John Carmichael (via email)
- NCDOT/Louis Mitchell (via email)
- NCDOT/Scott Cole (via email)
- Rezoning File