



Charlotte Department of Transportation

Memorandum

Date: November 24, 2008

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

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 08-155: Located on the east side of South Tryon Street
between Yorkdale Drive and Thornfield Road
(revised 11/14/08)

We previously commented on this petition in our October 31, 2008 memorandum 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 Wedge and appears to conditionally support the Centers, Corridors and Wedges land use strategy, contingent upon added connectivity.
- 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 800 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 2,100 trips per day. This will have a minor impact on the surrounding thoroughfare system.

Since access is proposed to an NCDOT-maintained roadway, they may have additional or different requirements for their approval than what is identified in this rezoning process. The developer/petitioner is recommended to meet with NCDOT early in the development process to identify any issues that they may have.

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

1. The developer needs to dedicate a 60-foot wide public right-of-way, which could be a network of public streets, between the full-movement access point on South Tryon Street located opposite Olde Whitehall Road and Cormwell Lane. Within such right-of-way, the developer needs to construct a new street following the Urban Street Design Guidelines

(USDG) for a Local Residential Street – Wide. Such street has a 35-foot back-of-curb width with 7-foot parking lanes, 8-foot planting strips and 8-foot sidewalks (for densities over 12 units per acre). *(Previous review comment)*

2. CDOT has determined that a left-turn lane on South Tryon Street is necessary to serve the traffic using the proposed private driveway connection for this site. The engineering design and construction of the left-turn lane is 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 left-turn lane needs to follow the NCDOT design guidelines with a minimum of 150 feet of storage and will be reviewed during subsequent permitting processes. *(Previous review comment)*
3. In the Development Notes, note 15 needs to be modified to indicate a 6 foot sidewalk and 8 foot planting strip will be provided.
4. In the Development Notes, the portion “All access points will be gated” needs to be removed from note 4. *(Previous review comment)*
5. The existing geometric features, (curb & gutter, sidewalk, accessible ramps, etc.) need to be shown on the site plan in order to further evaluate this petition. *(Previous review comment)*

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. The extension of Cormwell Lane through the proposed development should T into the public street connecting to South Tryon Street described above, so as to provide built-in traffic calming. CDOT encourages the developer to consider a roundabout at this intersection.

If we can be of further assistance, please advise.

SLP

- c: R. H. Grochoske (via email)
S. L. Habina – Review Engineer (via email)
B. D. Horton (via email)
A. Christenbury (via email)
M. A. Makoid (via email)
JDR Communities/Will Morgan (via email)
Kimley-Horn/Walters Fields & Susan Cannon (via email)
NCDOT/Louis Mitchell (via email)
NCDOT/Scott Cole (via email)
Rezoning File