




Charlotte Department of Transportation

Memorandum

Date: February 15, 2008

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 08-024: Located on the southwest corner of Northlake Centre Parkway, Mt. Holly-Huntersville Road and Alexanderana Road (revised 1/18/08)

We previously commented on this petition in our December 19, 2007 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 Center 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.

Vehicle Trip Generation

This site could generate approximately 430 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,255 trips per day. This will have a minor impact on the surrounding thoroughfare system.

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

1. Mount Holly-Huntersville Road is a major thoroughfare requiring a minimum of 100 feet of right-of-way. Additional right-of-way is needed at the intersection of thoroughfares to accommodate turn lanes. The developer/petitioner should convey right-of-way in fee simple title to meet this requirement, measuring 75 feet from the centerline of the roadway.
(*Previous Comment-2*)

Keith MacVean
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If we can be of further assistance, please advise.

SLP

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Rezoning File