



Charlotte Department of Transportation

Memorandum

Date: January 5, 2009

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

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 09-005 Located on the southwest corner of Carmel Road and Pineville-Matthews Road (*revised 12/19/08*)

We previously commented on this petition in our November 25, 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 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 11,000 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 12,200 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. The developer needs to construct a pedestrian crossing with median refuge across Carmel Road immediately south of the proposed relocated driveway. (*Previous review comment*)
2. We do not support the curb modification on Carmel Road to support northbound U-turn movements. This movement will be prohibited at this location and needs to be deleted from the site plan.

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 developer needs to replace back-of-curb sidewalks along Carmel Road with 8-foot sidewalks (MUDD zoning district requirements) separated by a 12-foot planting strip.
(Previous review comment)

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)
T. Votaw (via email)
D. McDonald (via email)
Charlotte Housing Authority/Charles Woodyard (via email)
King & Spalding/Keith MacVean, Jeff Brown & Bambi Lohr (via email)
NCDOT/Louis Mitchell (via email)
NCDOT/Scott Cole (via email)
Rezoning File