



Charlotte Department of Transportation

Memorandum

Date: May 27, 2009

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

From: Michael A. Davis, PE *Mike H. Grubbs for*
Development Services Division

Subject: Rezoning Petition 09-035: Located at the southwest corner of Fairview Road and Park South Drive (revised 5/15/09)

We previously commented on this petition in our March 26, 2009 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 Corridor/Wedge/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 should be addressed to bring the site plan into compliance with the TAP and best practices for multimodal transportation.

Vehicle Trip Generation

This site could generate approximately 1,050 trips per day as currently zoned. With the array of uses allowed in the MUDD zoning category, a wide range of trip generation is possible for the proposed zoning scenario. Given the size of the site and its proximity to the good street network in the area, there should only be minor impacts to the transportation system resulting from this rezoning.

CDOT requests the following changes to the rezoning plan:

1. CDOT is requesting the proposed full movement driveway to Park South Drive be removed from the site plan based on conflicts with existing left-turns lanes serving the major Park South / Fairview signalized intersection. CDOT would support a limited access (right-in/right-out) point at this location; however this access would require the construction of a raised median along Park South between Fairview Road and the proposed driveway.

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Please let me know if we can be of further assistance on this petition.

c: R. H. Grochoske (via email)
J. A. Carroll – Review Engineer (via email)
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Rezoning File