



# Charlotte Department of Transportation

## Memorandum

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**Date:** July 20, 2009

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

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

**Subject:** Rezoning Petition 09-065: Located at intersection of Lawyers Rd. and Albemarle Rd.

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**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 implementation of the Centers, Corridors and Wedges land use strategy. This project site is located in a Wedge. Such areas should include an interconnected network of thoroughfares and local streets. Specific comments are provided below to link proposed changes in land use with improved transportation network.
- Goal 2 of the TAP describes various connectivity and design features that are important for motorists, pedestrians and bicyclists. Specific comments are provided below to bring the petition into compliance with best practices for multimodal transportation.

### Vehicle Trip Generation

This site could generate approximately 1,200 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,100 trips per day. This will not have a significant impact on the surrounding thoroughfare system.

CDOT has met with the petitioner and has been provided with a preliminary site plan. The exact configuration of the parking lot and the location of the driveway entrances have not been finalized and CDOT will continue to work with the petitioner during design on these items. CDOT feels confident that any issues that may arise will be able to be resolved during the design process. If we can be of further assistance, please advise.

c: R. H. Grochoske (via email)  
J. Shapard – Review Engineer (via email)  
B. D. Horton (via email)  
A. Christenbury (via email)  
E. D. McDonald (via email)  
T. Votaw (via email)  
Rezoning File