



Charlotte Department of Transportation

Memorandum

Date: December 3, 2009

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

From: Michael A. Davis, PE *Rich H. Gubala for*
Development Services Division

Subject: Rezoning Petition 09-082: Located on the north side of Fairview Road
between Park South Drive and Wintercrest
Lane (*revised 11/13/09*)

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 Mixed-Use Center. Such areas should include a dense and interconnected street network. 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 10 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 50 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CDOT requests the following changes to the rezoning plan:

1. CDOT recommends the existing back-of-curb sidewalk be replaced with new 6-foot sidewalk behind an 8-foot planting strip. In order to minimize the associated tree removal, alternate dimensions may be appropriate. Placing the sidewalk behind the planting strip will better accommodate the changing land uses along this segment of Fairview Road and therefore properly locate the sidewalk as the east/west side of the subject site redevelops.
2. Please clarify conditional notes (numbers 3, 8, 9) that relate to the future east/west cross access request by the City. The purpose of this future joint access among the 3 adjoining parcels is to minimize unnecessary travel (vehicle trips) on Fairview Road in the future. A conditional note should be added that states the following: "*As parcels east*

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and west of the subject site redevelop (#177-051-35 and 177-06201) the petitioner shall provide joint access easements to each of these parcels. Each parcel owner shall be responsible for the physical travel way access connections within their property, including connections to their property line so that unrestricted non public access use across all three parcels shall be provided in the future.

If we can be of further assistance, please advise.

c: R. H. Grochoske (via email)
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Rezoning File