



Charlotte Department of Transportation

Memorandum

Date: December 1, 2009

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

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

Subject: Rezoning Petition 10-010: Located on the southwest corner of Rocky River Road and East W. T. Harris Boulevard

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 Corridor. 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 3,000 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 3,400 trips per day. This will have a minor impact on the surrounding thoroughfare system.

We have the following comments regarding apparent conflicts between the proposed rezoning and existing ordinances or policies:

1. Per City of Charlotte Zoning Ordinance Table 12.206 parking or maneuvering is not allowed in the setback.

In addition to the comments above, CDOT requests the following changes to the rezoning plan:

1. Consistent with the previously approved site plan, the new proposal needs to show a 5-foot internal sidewalk running at or near the edge of WT Harris Boulevard right-of-way from the public sidewalks on Rocky River Road to the gas station.
2. The original rezoning showed the sidewalk connection from the site to Rocky River Roadway outside of NCDOT control-of-access. It is CDOT's understanding that NCDOT will require the sidewalk to remain in a location outside of the control-of-access.

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Page 2 of 2

If we can be of further assistance, please advise.

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Rezoning File