



Charlotte Department of Transportation

Memorandum

Date: January 29, 2010

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

From: Michael A. Davis, PE 
Development Services Division

Subject: Rezoning Petition 10-011: Located on the south side of Dixie River Road
and north of Steele Creek Road (*Revised*
1/19/10)

We previously commented on this petition in our December 1, 2009 memorandum to you.

Vehicle Trip Generation

This site could generate approximately 5,310 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 13,150 trips per day. This will have a significant impact on the surrounding thoroughfare system. Therefore, we request that the developer submit a Traffic Impact Study (TIS) in order to evaluate the effect that site generated traffic will have on the thoroughfare system in the vicinity. CDOT contacted the petitioner on November 4, 2009 to confirm this requirement. CDOT has also advised the petitioner to contact NCDOT for their TIS comments and coordinate any transportation improvements associated with state maintained facilities.

CDOT requests the following changes/clarifications to the rezoning plan:

1. The conditional rezoning transportation improvement notes for this petition need to be revised to include the most recent mitigation requirements as discussed in the meeting with the petitioner held on January 19, 2010.
2. Road typical section AA should show on-street parking located on both sides of the proposed public street, reflecting an Office/Commercial Street – Wide section. In some instances storefronts are located on both sides of the proposed street and in others on one side of the street. Therefore we are requesting on-street parking be located on both sides of the street. The lane widths for the Office/Commercial Street are 13 feet with an additional 7 feet to the face of curb for the on-street parking on both sides.
3. We request the proposed sidewalks along private streets be a minimum of 6 feet, separated from the curb by an 8-foot planting strip on each side of the street.
4. Steele Creek Road is a major thoroughfare requiring a minimum of 100 feet of right-of-way. We request that the petitioner convey right-of-way in fee simple title to meet this requirement.

Tom Drake & Tammie Keplinger

January 29, 2010

Page 2 of 2

5. Interstate 485 is a Class I thoroughfare requiring a minimum of 350 feet of right-of-way. We request that the petitioner convey right-of-way in fee simple title to meet this requirement

If we can be of further assistance, please advise.

- c: R. H. Grochoske (via email)
J. A. Carroll – Review Engineer (via email)
B. D. Horton (via email)
A. Christenbury (via email)
E. D. McDonald (via email)
T. Votaw (via email)
Scott Cole, NCDOT (via email)
Louis Mitchell, NCDOT (via email)
Rezoning File