



Charlotte Department of Transportation

Memorandum

Date: March 26, 2010

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

From: Michael A. Davis, PE *Rick H. Grochoske for*
Development Services Division

Subject: Rezoning Petition 10-030: Located at the northeast corner of Prosperity Church Road and Johnston-Oehler Road
(Revised March 19, 2010)

CDOT previously provided comments in our February 22, 2010 memoranda to you.

Vehicle Trip Generation

This site could generate approximately 7,645 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 8,600 trips per day based on 120,000 square feet of commercial and an additional 4,000 square feet for proposed fast food with drive-thru. This increase will have a minor impact on the surrounding thoroughfare system.

CDOT requests the following changes to the rezoning plan:

1. Direct outparcel access to the fast-food restaurant will not be allowed from Johnston-Oehler Road. A note should be added indicating that the westernmost access driveway to the property must be closed prior to the certificate of occupancy being issued for the restaurant. Traffic using this driveway will conflict with the future round-a-about planned at the intersection of Prosperity Church Road and Johnston-Oehler Road.

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