



Charlotte Department of Transportation

Memorandum

Date: October 28, 2010

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

From: Michael A. Davis, PE 
Development Services Division

Subject: Rezoning Petition 10-072: Located at the southwest corner of the intersection of Park Road and Sharon Road West (*revised 10/15/10*)

We previously commented on this petition in our September 27, 2010 memorandum.

Vehicle Trip Generation

This site could generate approximately 7,340 weekday and 9,970 Saturday trips per day as currently zoned. Under the proposed zoning the site could generate approximately 7,790 weekday and 10,560 Saturday trips per day. Normally CDOT addresses retail traffic impacts associated with the weekday traffic because usually the adjacent streets have a higher daily traffic count during the week, however the shopping center itself generates more traffic during a typical Saturday's operations, when the adjacent streets have lower traffic volumes. In either case the proposed development plan and additional trips will have a minor impact on the surrounding thoroughfare system.

CDOT requests the following changes to the rezoning plan:

1. A 10-foot shared-use path behind an 8-foot planting strip needs to be shown on the site plan along the Sharon Road West frontage (between Branden Forest Drive and Park Road). This amenity is a request from Mecklenburg County Parks and Recreation to provide an overland connector for pedestrians to access the shopping center from nearby Little Sugar Creek and McMullen Creek Greenways and replaces CDOT's normal 6-foot sidewalk request at this location.
2. The proposed driveway to Sharon Road West needs to be removed from the site plan. The location of the proposed driveway will disrupt the efficiency of the east bound Sharon Road West dual left-turn lanes and right-turn lanes operations. The proposed "pork-chop" driveway design also does not effectively control right-in/right-out traffic movements.
3. A pedestrian refuge area needs to be installed in the existing median at the intersection of Hamlin Park Drive and Park Road to allow pedestrians to safely cross Park Road. The refuge needs to be a minimum of 6 feet in width.

Tom Drake & Tammie Keplinger

October 27, 2010

Page 2 of 2

4. The “possible pick-up window” shown on the site plan attached to Building A1 needs to be located to provide service on the driver’s side of the vehicle.

If we can be of further assistance, please advise.

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