



# Charlotte Department of Transportation

## Memorandum

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**Date:** January 28, 2011

**To:** Tammie Keplinger  
Charlotte-Mecklenburg Planning Department

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

**Subject:** Rezoning Petition 11-009: Circle at Piedmont Town Center located on Carnegie Blvd. (revised 1/21/11)

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We previously commented on this petition in our January 5, 2011 memorandum to you.

### Vehicle Trip Generation

The square footages for the existing zoning and proposed conditional plan are requested to determine the trip generation and the impact on the surrounding thoroughfare system. The proposed zoning will allow for 350 multifamily units which could generate 1910 trips, however the proposed zoning also allows for other non-residential units with unspecified square footage. Therefore, the total trip generation for the proposed zoning could not be determined. CDOT needs information relative to the amount (sf) of ground floor retail proposed for the subject site.

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

1. We understand that this site will be regulated as a planned multi-family development, subject to the Subdivision Ordinance, which will require the construction of a local street consistent with the Park South Drive Extension shown on the adopted Collector Map. CDOT supports the completion of this street concurrent with the development.

CDOT requests the following changes to the rezoning plan:

1. The intersection of the required public street and Carnegie Boulevard should be a four-approach intersection (with the 4<sup>th</sup> approach serving the site's parking deck driveway). If constructed as a traditional 4-legged intersection, the site's parking deck driveway (4<sup>th</sup> intersection approach) and Carnegie Boulevard (East) must align.

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)