

Charlotte Department of Transportation

Memorandum

Date: February 1, 2012

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 2011-065: Approximately 319.91 acres located on the east and west side of Shopton Rd West generally surrounded by Winget Rd, Elkhorn Drive, Limehurst Place and Hatfield Rd.
(revised 1/19/2012)

CDOT has previously commented on the subject petition in our August 19, 2011 memorandum to you.

Vehicle Trip Generation

This site could generate approximately 4,650 trips per day as currently zoned. The January 19, 2012 site plans indicates a reduction in the total number of single family dwelling units (previously 721 now 559 units) therefore the trip generation associated for the proposed zoning is also reduced. The new estimated generated trips for the proposed zoning are approximately 5,350 trips per day. The existing street network is limited in this area therefore the proposed development will most likely have major traffic impacts to Shopton Road West.

It is our understanding the petitioner has initiated a traffic impact study in order to address any potential transportation issues. We have not received the traffic impact study as of this date.

CDOT requests the following changes to the rezoning plan:

1. CDOT is in discussions with the petitioner regarding the extension of Winget Road past (east of) the existing stream crossing to provide a street connection (i.e.: two-travel lanes, two 5' bike lanes, and 6' sidewalks) between the site's southeastern property line and the entrance to T.M. Winget Regional Park. In the absence of a full street connection, a 10'-wide pedestrian/bike trail would provide significant benefit by linking the residential development to Winget Regional Park and Winget Park Elementary School. The trail and bridge should be located so as to not be impacted by future street construction.

We anticipate that NCDOT will request the following, and recommend the Petitioner work directly with NCDOT regarding the anticipated request.

1. NCDOT has also requested a full Traffic Impact Analysis (TIA) analyzing five study intersections relative to this petition. All of the existing streets serving the proposed development are currently maintained by NCDOT and require a driveway permit from both

Tammie Keplinger

February 1, 2012

Page 2 of 2

NCDOT and CDOT. We recommend the petitioner contact Mr. Louis Mitchell and Scott Cole with NCDOT at 704.560.6900 after they have reviewed their pending TIA.

If we can be of further assistance, please advise.

c: S. Cole (NCDOT)
L. Mitchell (NCDOT)