



# Charlotte Department of Transportation

## Memorandum

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**Date:** January 27, 2012

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

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

**Subject:** Rezoning Petition 12-008: Approximately 30.21 acres located on the southwest corner at the intersection of Reames Road and Bayview Parkway  
*(revised 1/19/2012)*

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CDOT has previously commented on the subject petition in our December 22, 2011 memorandum.

### Vehicle Trip Generation

This site could generate approximately 930 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,580 trips per day. This will have a minor impact on the surrounding thoroughfare system.

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

1. We understand that the proposed development will be regulated under the Subdivision Ordinance, and per the Subdivision Ordinance the two private streets (i.e. Malvina Lane and Darerca Court) need to be shown as Residential Wide streets (using Charlotte Land Development Standards U – 03A) and not the narrow street cross-sections as currently shown on the revised site plan. Please revise the next submittal to indicate the wider residential wide cross section will be used to construct these two private streets.

If we can be of further assistance, please advise.

c: R. H. Grochoske  
D. Rorie  
B. D. Horton  
S. Frye  
Rezoning File