



Charlotte Department of Transportation

Memorandum

Date: May 25, 2012

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 12-057: Approximately 22.27 located on the north side of East W.T. Harris Blvd between Old Concord Road and Rose Heather Court
(revised 5/18/2012)

CDOT had previously provided commented on this petition in our April 20, 2012 memorandum to you. We offer the following comments regarding the revised site plan.

CDOT requests the following changes to the rezoning plan:

1. We recommend a northerly private street connection from the existing Heathers Mist Avenue private street stub to the site's main east-west spine road that connects to the adjacent properties (see attachment).
2. The development's traffic patterns to and from the UNCC campus will primarily consist of eastbound left turns from Meadows Vista Rd to Old Concord Road as well as southbound right turns from Old Concord Rd to Meadow Vista Lane. In order to mitigate for the traffic patterns for this site, we would recommend the extension of the existing southbound right turn lane on Old Concord Road; however due to existing topography and culvert constraints, CDOT recommends the extension of the northbound Old Concord Road right turn lane onto Mclean Road as an alternative. As you may be aware the North Carolina Railroad has an existing at-grade crossing on Mclean Road, just east of Old Concord Road. Upwards of seven (7) trains during the afternoon peak close this crossing. When railroad gates are closed, there is sufficient northbound spillback of Old Concord Road during the afternoon peak hour. Extending the northbound right turn lane to WT Harris ramp signal would help mitigate this spillback and provide northbound site traffic to enter into the Old Concord northbound left-turn lane without being delayed by the existing spillback problem.

Tammie Keplinger

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

1. We understand NCDOT may request a Traffic Impact Study (TIS) for this petition; therefore we suggest the petitioner contact Mr. Louis Mitchell at (704) 596-6900, ext. 202. Should a TIS be requested, the petitioner should consider implementing the recommended off-site improvements as outlined in paragraph 2 above in lieu-of preparing a TIS. NCDOT may consider this option.

If we can be of further assistance, please advise.

F. Obregon

cc: R. H. Grochoske
B. D. Horton
Louis Mitchell, NCDOT
Scott Cole, NCDOT
Rezoning File

