



Charlotte Department of Transportation

Memorandum

Date: May 25, 2012

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 12-059: Approximately 5.46 acres located on the east side of Steele Creek Rd at the intersection of Dixie River Rd and Steele Creek Rd.
(revised 5/18/2012)

CDOT has previously commented on the subject petition in our April 20, 2012 memoranda to you.

Vehicle Trip Generation

Under the existing Residential (R3) zoning the approximate MUDD zoning this site would generate approximately 155 daily trips. CDOT had previously requested land use and density information from the petitioner relative to the proposed four (4) building envelopes. The proposed land use data as depicted on the revised site plan appears unrealistic as compared to the site acreage; therefore proposed trip generation is not included in this memoranda.

CDOT requests the following changes to the rezoning plan:

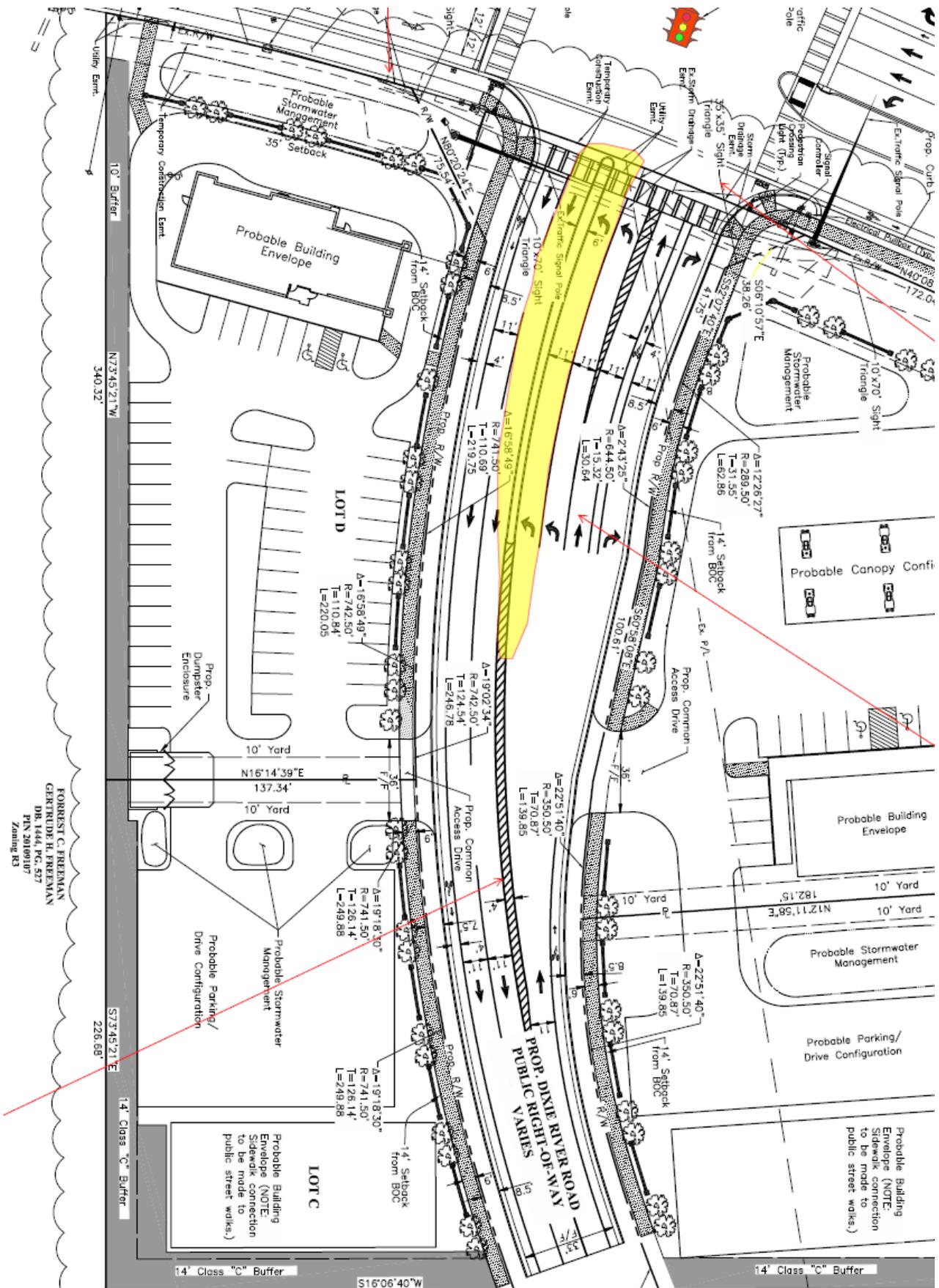
1. CDOT requests the fifth Transportation Conditional Note last sentence be revised as follows: The petitioner will be responsible to implement a right-turn lane, one through lane, one left-turn lane and one receiving lane (a total of 4 travel lanes) for the proposed Dixie River Road extension, including a wide median as shown in yellow on the below attachment. The Dixie River Road transportation improvements shall be completed and approved by CDOT/NCDOT before the first building certificate of occupancy is issued. Final construction details will be discussed during the construction permitting process.

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

1. We understand NCDOT will request a northbound right turn lane on Steele Creek Road for the public street connection and may have issues with the proposed RI/RO driveway located on Steele Creek. We suggest the petitioner contact Mr. Louis Mitchell at 704.596.6900 to discuss this matter.

If we can be of further assistance, please advise.

cc. Rick Grochoske, Louis Mitchell (NCDOT), Brian Horton



FORREST C. FREEMAN
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 Zoning K3