



Charlotte Department of Transportation

Memorandum

Date: January 3, 2013

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 12-070 Approximately 6.92 acres generally located
on the west side of Ardrey Rd, south of
Ardrey Kell Rd.
(Revised 05/14/2012)

CDOT previously commented on this petition in our May 14 memorandum. CDOT has reviewed the revised site plan dated December 20th and have the following outstanding transportation issues associated with the subject petition.

Vehicle Trip Generation

The vehicle transportation information below for the proposed zoning has been updated to account for the reduced trips associated with the reduction of the proposed single family homes.

This site could generate approximately 180 trips per day as currently zoned. Under the proposed zoning with the revised site plan reduced the dwelling units to 27 single family homes (previous site plan showed 30 single family homes) this development could generate approximately 270 trip per day. This will have a minor impact on the surrounding thoroughfare system.

CDOT requests the following changes to the rezoning plan:

1. The site plan should depict and label the proposed curb and gutter along the site's Wade Ardrey Road frontage measured 18.5 feet from the centerline to the face of the curb.

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

1. We anticipate that NCDOT will require a left turn lane into the proposed site as a condition of their driveway approval and will also be concerned about safe sight distance relative to the proposed street connection to Wade Ardrey Road. As such, we encourage the petitioner to work directly with NCDOT during the rezoning process regarding the exact design and dimensions of the turn lane, and include this improvement in the revised site plan. Louis Mitchell with NCDOT can be reached at 704.596.6900.

If we can be of further assistance, please advise.

Tammie Keplinger
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F. Obregon

cc: R. H. Grochoske
S. Correll
B. Canipe (NCDOT)
Rezoning File