

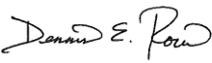


Charlotte Department of Transportation

Memorandum

Date: February 4, 2013

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Dennis E. Rorie, PE 
Development Services Division

Subject: Rezoning Petition 13-001: Approximately 82 acres located on the west side of Interstate 485 and surrounded by Shopton Road, Dixie River Road, Steele Creek Road, and Trojan Drive.

CDOT has previously commented on the subject petition in our memorandum dated November 19, 2012. The purpose of this memo is to update you on the status of our recommended transportation infrastructure mitigations proposed as part of the subject petition.

Vehicle Trip Generation

This site could generate approximately 13,150 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 21,840 trips per day. As such, we required the petitioner to provide a Traffic Impact Study (TIS) to both CDOT and NCDOT for review and comments. The subject TIS has been reviewed by CDOT and comments were provided to the petitioner in a meeting that will be discussed in more detail later in this memorandum.

On February 1, 2013 we met with the petitioner to finalize CDOT's recommendations on what we believe are the appropriate infrastructure improvements given the proposed development. These recommendations included geometric changes to several existing intersections, signalization of proposed intersections, and turn-lanes at proposed street connections. It is important to note that these recommendations did not incorporate any TIS comments from NCDOT, as comments from NCDOT's Congestion Management Unit were not available at the time of the subject meeting. Given that several of the streets adjacent to the proposed development are maintained by NCDOT, the mitigations that we provided to the petitioner may not represent all of the required improvements at the time of permitting.

It is our understanding that the petitioner will incorporate the TIS recommended improvements that we provided at the February 1 meeting with the development team into conditional notes for the subject petition. It is our intent to review the subject notes and comment as appropriate once we receive them.

If we can be of further assistance, please advise.