



# Charlotte Department of Transportation

## Memorandum

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**Date:** April 29, 2013

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

**From:** Dennis E. Rorie, PE  
Development Services Division

**Subject:** Rezoning Petition 13-043: Approximately 1.34 acres located at the intersection of Queens Road and East 4th Street and generally bounded by Queens Road, East 4th Street, East 3rd Street, and South Caswell Road.

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CDOT has completed a review of the subject petition in order to ensure consistency with the Transportation Action Plan (TAP). The TAP seeks to ensure that Charlotte's transportation network supports current and future land uses and includes streets that provide safe and comfortable mobility for motorists, pedestrians, bicyclists, and transit users. Based on our review of the petition, we offer the following comments.

### Vehicle Trip Generation

We understand the purpose of this Site Plan Amendment is to allow for an interim development scenario that includes surface parking lots in the general location where future medical office buildings will be constructed. As such we do not anticipate a change in trip generation based on this zoning request.

In addition to the comments above, CDOT requests the following changes to the rezoning plan:

1. We request the petitioner install the proposed street scape (8' planting strip and 6' sidewalks required under the 2007-076 rezoning petition. This would require implementing the subject improvements (8' planting strip and 6' sidewalks) along all public streets where the site has frontage.

If we can be of further assistance, please advise.

F. Obregon

cc: S. Correll  
Rezoning File