



# Charlotte Department of Transportation

## Memorandum

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**Date:** May 2, 2013

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

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

**Subject:** Rezoning Petition 13-048: Approximately 21.0 acres located on the west side of Lancaster Highway at the intersection of Lancaster Highway and Johnston Road.  
*(Revised 4/22/2013)*

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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.

### Revised Vehicle Trip Generation

This site could generate approximately 1,700 trips per day as currently zoned. Under the proposed zoning, the revised site could generate approximately 3200 trips per day. The petitioner has elected to submit a Traffic Impact Analysis (TIA) as a part of the rezoning petition. On April 25, 2013 both CDOT and NCDOT finalized the study parameters for the subject TIA with the petitioner. We will provide comments for the subject TIA in subsequent memoranda after our review has been completed.

### We have the following comments regarding apparent conflicts between the proposed rezoning and existing ordinances or policies:

1. The petition does not appear to depict the Zoning Ordinance required 5' sidewalk from the proposed buildings to each public street.

If we can be of further assistance, please advise.

F. Obregon

cc: S. Correll  
B. Canipe  
Rezoning File