

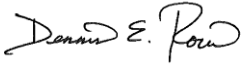


Charlotte Department of Transportation

Memorandum

Date: June 26, 2014

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: 
Dennis E. Rorie, PE
Development Services Division

Subject: Rezoning Petition 14-056: Approximately 4.19 acres generally surrounded by East 4th Street, Charlottetowne Avenue, South Torrence Street, and 3rd-4th Connector Street.

CDOT has previously commented on the subject rezoning petition in our memorandum to you dated May 28, 2014.

Vehicle Trip Generation

This site could generate approximately 4,250 trips per day as currently zoned. Under the proposed zoning, the site could generate approximately 25,000 trips per day

We have the following comments:

We recognize the potential significant increase in traffic associated with the proposed rezoning. However, we understand CPCC has not conducted a master plan for the proposed entitlements, which would show proposed building locations and proposed vehicular/pedestrian access to the proposed public street. As such, we ask the petitioner add the following note to the site plan;

“ If required by CDOT during the permitting process, the petitioner will conduct a traffic impact study to determine traffic impacts and associated mitigations, if any, caused by the development of the site before the first building permit is issued for the any parcel covered under the current rezoning petition.”

If we can be of further assistance, please advise.

C. Leonard

cc: S. Correll
Rezoning File