Charlotte Department of Transportation
Memorandum

Connecting Charlotte

Date: October 27, 2014

To: Tammie Keplinger
               Charlotte-Mecklenburg Planning Department

From:

               Michael A. Davis, PE
               Development Services Division

Subject: Rezoning Petition 14-106:   Southeast Quadrant of Park Road and
                                            Gleneagles Road (*revised 10/17/2014*)

CDOT has completed a review of the subject petition and provide previously comments to you in our September 26, 2014 memorandum.

Vehicle Trip Generation

In CDOT's previously comments dated September 26th to you, we posted the existing site could generate approximately 10,500 trips per day as currently zoned. This number was taken from the original Traffic Impact Study, dated May, 2001. However due to the approved site plan's land-use conversion factors regarding under petition 2001-048, this site could actually generate approximately 13,200 trips per day.

The petitioner has also made revisions to the site plan to keep the proposed development trip neutral compared to the existing zoning. Under the proposed zoning the site could generate approximately 13, 240 trips per day, which CDOT would consider to be trip neutral.

CDOT has discussed with the petitioner the requirement for a technical memorandum to provide an update to the original traffic study completed for the existing zoning. CDOT has not yet received this memorandum.

CDOT requests the following changes to the rezoning plan:

1. We request the petitioner to revise the Transportation Conditional Note "d." to remove the last sentence. The proposed 440 feet of westbound Glen Eagles Road storage is needed to meet the traffic demands of the proposed development. Since the petitioner is relocating the westbound Glen Eagles curb line along the site's frontage (see note "c."), frontage, additional right-of-way and/or pavement widening may be needed to accommodate the 440 westbound Glen Eagles Road's left turn storage length requirement.

If we can be of further assistance, please advise.