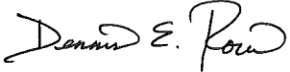




Charlotte Department of Transportation Memorandum

Date: May 20, 2015

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: 
Dennis E. Rorie, PE
Development Services Division

Subject: Rezoning Petition 15-057: Approximately 1.1 acres located on the north side of East Woodlawn Road between Park Road and Brandywine Road *(Revised 5/18/15)*.

CDOT has previously commented on the subject petition in our memorandum to you dated April 24, 2015.

Vehicle Trip Generation

This site could generate approximately 2,800 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,900 trips per day.

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

1. The Park Woodlawn Area Plan calls for the following typical section:

A6 — Woodlawn Road (Halstead Drive to Brandywine Road)											
	8'	8'	5'	11'	11'	10'*	11'	11'	5'	8'	8'
13' planting strip should be used to preserve future curb. <i>Specific setback requirements apply</i>											

The callout note on RZ-1 of the rezoning plan appears to be in conflict with the recommended area plan street cross-section. The rezoning plan note states that from the centerline, a 5' (half) median, two 11'-wide lanes, 3'-bike lane and 2.5' curb and gutter is the future street cross-section. According to the area plan the future back-of-curb is 34.5' from the roadway centerline.

If we can be of further assistance, please advise.

D. Rorie

cc: S. Correll
Rezoning File

Tammie Keplinger
April 24, 2015
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