

# Charlotte Department of Transportation


## Memorandum

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**Date:** August 21, 2015

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

**From:** Michael A. Davis, PE   
Development Services Division

**Subject:** Rezoning Petition 15-082: Approximately 64.3 acres located on the north side of Cindy Lane and south of Cochrane Drive between Interstate 77 and Statesville Road.

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CDOT has previously commented on the subject petition in our June 2, 2015 to you. Based on our review of the revised petition's site plan dated, June 19<sup>th</sup> we offer the following comments.

### Vehicle Trip Generation

This site could generate approximately 1,300 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 5,600 trips per day.

CDOT and NCDOT have provided our comments requiring the required petition's TIS in an email to Mr. Randy Goddard with DRG dated August 7, 2015.

### CDOT requests the following changes to the rezoning plan:

1. CDOT requests the petitioner add a Transportation Improvement/Access Conditional Note as follows: *Cindy Lane's future cross-section will need to be determined by CDOT so that the future back of curb along the site's Cindy Lane frontage can be located. We anticipate the future curb line location will be finalized via work with the City's CIP project team for the area.*
2. CDOT requests the petitioner add a Transportation Improvement/Access Conditional Note as follows: *The final north/south alignment of the proposed public street with Hutchison-McDonald Rd. will be determined during the construction permitting process. Additional widening and/or right-of-way may be necessary on Hutchinson McDonald Rd to properly align the north/south travel lanes crossing Cindy Lane.*
3. CDOT requests the petitioner extend a 6' sidewalk along the site's Cindy Lane frontage to parcel number 04113105.
4. CDOT requests the petitioner consider extending a 6' wide sidewalk on the north side of Cindy Lane from the site's eastern property line to Murray Street. The implementation of this pedestrian improvement will provide a continuous sidewalk from Statesville Road to Juniper Drive along the north side of Cindy Lane.

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5. CDOT recommends the petitioner contact Brian Horton with CATS at 704-353-0018. CDOT understands CATS is considering adding bus service along the site's Cindy Lane frontage, therefore a future CATS bus pad and stop may be need near Hutchinson McDonald Rd. to accommodate the proposed senior living community as was done for the Bright Walk Community.

If we can be of further assistance, please advise.

R. Grochoske

cc: S. Correll  
Sean Epperson (NCDOT), via email  
Rezoning File