



Charlotte Department of Transportation

Memorandum

Date: November 27, 2015

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 15-131: Approximately 27 acres located on the west side of Sharon Road between Morrison Boulevard and Colony Road.

CDOT has previously commented on the subject petition in our memorandum to you dated November 4th, 2015.

Vehicle Trip Generation

This site could generate approximately 2,350 trips per day as currently zoned (assuming multi-family). Under the proposed zoning the site could generate approximately 24,000 trips per day.

CDOT requests the following changes to the rezoning plan:

1. The connection through Development Area B is an important linkage between Rexford Road and the existing retail development to the north. We do not recommend enclosing this connection within a building, but we understand and accept that this design is an intentional design tradeoff to preserve a goal of preserving lower building heights. Since this plan will include the enclosed street design, we recommend including a detail of how this will work or minimum dimensions that ensure an open and safe pedestrian facility.

The following are requirements of the developer that must be satisfied prior to driveway permit approval. We recommend that the petitioner reflect these on the rezoning plan as-appropriate.

1. The developer must enter into an agreement with CDOT for the signalization of the intersections included in this site plan. This agreement will obligate the developer to fully fund the required traffic signals during the driveway permitting process.

If we can be of further assistance, please advise.

cc: S. Correll
Rezoning File