


Charlotte Department of Transportation

Memorandum

Date: June 26, 2007

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: Scott L. Putnam 
Development Services Division

Subject: Rezoning Petition 07-092: Located on the west side of West Sugar Creek Road between West W.T. Harris Boulevard and David Cox Road (revised 6/18/07)

We previously commented on this petition in our May 30, 2007 memorandum to you.

Consistency with Transportation Action Plan (TAP): The two goals of the TAP that most directly affected the staff's review of this petition define the integration of land use and transportation, and the provision of transportation choices.

- Goal 1 of the TAP relies on the Centers, Corridors and Wedges land use strategy to be implemented. This project site is located in a Wedge and does not appear to support the Centers, Corridors and Wedges land use strategy.
- Goal 2 of the TAP describes various connectivity and design features that are important for motorists, pedestrians and bicyclists. Specific comments are identified below that need to be addressed for CDOT's support of the petition and to bring the site plan into compliance with the TAP and best practices for multimodal transportation.

Vehicle Trip Generation

This site could generate approximately 350 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 880 trips per day. This will have a minor impact on the surrounding thoroughfare system.

We have the following specific comments that are critical to CDOT's support of the rezoning petition:

1. A vehicular connection needs to be made from the site to David Cox Road. This connection is required by the Subdivision Ordinance. (*Previous review comment*)
2. A 10-foot bicycle/pedestrian connection needs to be made to the adjacent David Cox Road Elementary School. The connection should be made in the area of the proposed 2-way alley in the middle of the site. (TAP) (*Previous review comment*)

Keith MacVean

June 26, 2007

Page 2 of 2

If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske
M.M. Magnasco
J.D. Kimbler
A. Christenbury
E.D. McDonald
Marc P. Morgan/ NCDOT
Meeting Street Companies/Robert Swearingen
Dwight Crater
Rezoning File (2)