




# Charlotte Department of Transportation

## Memorandum

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**Date:** January 17, 2008

**To:** Keith MacVean  
Charlotte-Mecklenburg Planning Department

**From:**   
Scott L. Putnam  
Development Services Division

**Subject:** Rezoning Petition 07-140: Located on the east side of Reames Road  
between Bella Vista Court and Lawnmeadow  
Drive (revised 12/21/07)

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We previously commented on this rezoning petition in our October 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 as inappropriately scaled development within a Wedge.
- 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 410 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 670 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. The conditional plan needs to provide 5-foot sidewalks and 8-foot planting strips on all new internal streets, based on the TAP and best practices. (*Previous Comment-2*)
2. The two cul-de-sacs as currently proposed on the eastern portion of the site need to be eliminated and the two streets connected. (*Previous Comment-2*)

3. Reames Road is a collector street requiring a minimum of 60 feet of right-of-way. The developer/petitioner needs to show the existing right-of-way/width on the site plan, measuring 30 feet from the centerline of the roadway. We request that the petitioner convey in fee simple any additional right-of-way needed along Reames Road to provide the minimum width and that accommodates the required left-turn lane(s), a 4-foot bike lane, and the 8-foot planting strip. (*Previous Comment-2*)
4. We recommend that the petitioner consider a rear vehicle loaded product with 16-foot alley ways and on-street parking along the public streets. (*Previous Comment-2*)
5. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' and two 10' x 70' sight triangles are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance(s). Such items should be identified on the site plan. This item will be addressed during subsequent land development program reviews.

If we can be of further assistance, please advise.

SLP

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Rezoning File (2)