




Charlotte Department of Transportation

Memorandum

Date: July 2, 2008

To: Tammie Keplinger & Tom Drake
Charlotte-Mecklenburg Planning Department

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 08-112: Located on the southwest corner of
Brookshire Boulevard and Old Plank Road

We previously commented on this petition in our May 29, 2008, 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 appears 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 5,600 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 6,400 trips per day. This will have a significant impact on the surrounding thoroughfare system.

Access is proposed to an NCDOT-maintained roadway. They may require a traffic study as part of their driveway permit approval process. They may have additional or different requirements for their approval than what is identified in this rezoning process. The developer/petitioner is recommended to meet with NCDOT early in the development process to identify any issues that they may have.

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

1. A public street connecting Old Plank Road to Bellhaven Boulevard through the site and designed in accordance with the *Urban Street Design Guidelines (USDG)* needs to be provided. It needs to be a Residential Wide street through the multifamily portion and an Office/Commercial Narrow street through the Outparcels. This street is necessary for block

spacing consistent with the USDG as well as connectivity. The intersection of Old Plank Road/Brookshire Boulevard is too close to the existing signalized intersection of Bellhaven Boulevard/Brookshire Boulevard to be signalized. *(Previous review comment)*

2. The public street described above must connect to Old Plank Road opposite the access to the proposed driveway approved with the conditional site plan for rezoning petition 2004-010. *(Previous review comment)*
3. Outparcels A/B need to be connected to the multifamily portion of the site. *(Previous review comment)*
4. The driveway on Bellhaven Boulevard serving Outparcels A and B needs to be constructed as a street and be extended to the multi-family portion of the development. This street needs to be designed as one continuous street from Bellhaven Boulevard through the perimeter parking area to the public street described in comment 2. The street can be private but needs to be designed to public-street standards with curb/gutter, planting strips, and sidewalks. *(Previous review comment)*
5. 8-foot planting strips and 6-foot sidewalks need to be provided on both Old Plank Road and Bellhaven Boulevard.

If we can be of further assistance, please advise.

SLP

- c: R. H. Grochoske (via email)
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Rezoning File