


# Charlotte Department of Transportation

## Memorandum

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**Date:** March 12, 2007

**To:** Keith MacVean  
Planning Commission

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

**Subject:** Rezoning Petition 07-010: Located east of East WT Harris Boulevard at  
the end of Rockmoor Ridge Road (revised  
2/17/07)

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We previously commented on this petition in our January 18, 2007, and November 30, 2006, memoranda to you. This site could generate approximately 500 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 800 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. 10-foot shared bike/pedestrian connections need to be made to the Potential Pocket Park amenity feature and to the adjacent shopping center. The 7' trail is not sufficient to accommodate both bikes and pedestrians. Additionally, the note on the plans indicates that the petitioner/developer reserves the right to provide these amenities on the site. These bike/pedestrian connections need to be provided even if other amenities are not. (*Previous review comments (2)*)
2. 8-foot planting strips and 5-foot sidewalks need to be provided on all internal streets. (*Previous review comments (2)*)
3. CDOT strongly disagrees with the Zoning Committee's vote on February 28<sup>th</sup> to recommend approval of the petition without the public street connections to the adjacent Heron's Pond subdivision and to other undeveloped parcels as shown on this and previous site plans. This recommendation is counter to Transportation Action Plan policies 2.1.4 and 2.9.3. Further, if the conditional site plan is revised and approved not having these connections, they will still be required through the subdivision process. It is our understanding that only a variance from the Subdivision Ordinance granted by the Planning Commission (appointed members) can eliminate this requirement.

Keith MacVean  
March 12, 2007  
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If we can be of further assistance, please advise.

SLP

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Rezoning File (2)