


Charlotte Department of Transportation

Memorandum

Date: October 1, 2007

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 07-114: Located at the intersection of Quail Wood Drive and Carmel Road (revised 9/21/07)

We previously commented on this petition in our September 12 and August 2, 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 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 4,000 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,300 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. We recommend that the Carmel Road access to the proposed development be a public street extending to the McMullen Creek greenway terminating as a cul-de-sac with a T-intersection in the middle of the site and then extending south to Quail Forest Drive. (*Previous Review Comment – 2*)

If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske
M.A. Cook/ CDOT Review Engineer
B.D. Horton
A. Christenbury
E.D. McDonald
Faison-Hollow, LLC/Neil Kapadia
King & Spalding/Jeff Brown
Rezoning File (2)