


# Charlotte Department of Transportation

## Memorandum

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**Date:** July 2, 2008

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

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

**Subject:** Rezoning Petition 07-156: Located on the west side of Carnegie Boulevard, west of Piedmont Row Drive (revised 6/13/08)

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We previously commented on this petition in our October 31, 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 Center and appears to support the Centers, Corridors and Wedges land use strategy as increased activity within a Center.
- 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 14,750 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 20,900 trips per day. This will have a significant impact on the surrounding thoroughfare system.

Therefore, we have requested that the developer submit a Traffic Impact Study (TIS) in order to evaluate the effect that site generated traffic will have on the thoroughfare system in the vicinity. We have received a copy of the draft TIS for review and returned comments to the transportation consultant on June 20, 2008.

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

1. All of the required transportation and access improvements included in the approved conditional plan must be completed prior to the issuance of any certificate of occupancy for the development.

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2. The City's Collector Road System plan adopted by the City Council on November 27, 2000 shows a major collector street running through the site. This collector street needs to be shown with a right-of-way width of 60 feet and extending from Carnegie Boulevard to the parcel's southern property line. The collector street needs to be designed in accordance with City standards and so that it can be extended in the future to connect with Fairview Road opposite Park South Drive. This will make it possible to provide improved street network connectivity in this portion of the South Park area when the adjacent site re-develops. Development Note VII (b) needs to be revised accordingly. (*Previous review comment*)
3. As shown on the site plan, driveways to Buildings F and H located on the Collector Street described above do not meet the City's *Driveway Regulations*.
4. Additional comments will follow our review of the revised TIS.

If we can be of further assistance, please advise.

SLP

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Rezoning File (2)