


Charlotte Department of Transportation

Memorandum

Date: February 7, 2008

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 08-023: Located on the northwest corner of
Equipment Drive and Jeremiah Drive
(revised 1/17/08)

We previously commented on this petition in our December 19, 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 as limited commercial development in 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 2,500 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,700 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. A more detailed Conditional Plan needs to be submitted for review. (*Previous review comment*)
2. The site needs to be served internally with only one access driveway onto Equipment Drive. Shared driveways may be considered once a more detailed site plan is submitted and reviewed. (*Previous review comment*)

3. Cross-access between Parcels A and B via internal driveway connections needs to be provided.
4. The petitioner needs to provide 5-foot sidewalks along Equipment Drive, as measured from 2 feet inside the future right-of-way line of Interstate 85. (*Previous review comment*)

We have the following specific comments that are important to CDOT's support of the rezoning petition. We would like the petitioner to give serious consideration to these comments/requests. These may require coordination with related CMPC issues.

1. The petitioner needs to provide one stub driveway to the parcel adjacent to and southwest of the site. (*Previous review comment*)
2. The site plan needs provide an internal system of 5-foot or wider sidewalks that connects building entrances to new sidewalks along Equipment Drive. (*Previous review comment*)

If we can be of further assistance, please advise.

SLP

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Rezoning File