


Charlotte Department of Transportation

Memorandum

Date: October 29, 2008

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

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 08-117: Located on the east side of Toddville Road
between Paw Creek and Freedom Drive
(revised 10/20/08)

We previously commented on this petition in our July 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 320 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 480 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. Pinebrook Circle and Unnamed 60' Street needs to be designed to Office/Commercial Narrow street cross-sections (USDG).
2. CDOT will fund the connection of Pinebrook Circle. Prior to construction, the developer will be required to enter into a developer agreement with the City of Charlotte. For more information, please contact Matt Magnasco at 704-336-3368.

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If we can be of further assistance, please advise.

SLP

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