


Charlotte Department of Transportation

Memorandum

Date: January 22, 2009

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

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 09-004 Located on the north side of Marsh Road
between Park Road and Selwyn Farms Lane
(revised 1/16/09)

We previously commented on this petition in our November 25, 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 1,300 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,500 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. An internal street, be it private or public, needs to stub towards E. B. Moore Park, ideally located 200 feet or more away from Marsh Road. If private, cross-access agreement will be requirement between Mecklenburg County and the petitioner. This can be satisfied with a cross-access arrow and note of intent on the site plan. *(Previous review comment)*
2. A 10-foot multi-use path connection needs to be provided to the park. *(Previous review comment)*

3. Development Notes K.1. and K.2. are conflicting. Note K.1. needs to be deleted as K.2. provides the potential for a second access point subject to meeting the City's requirements and obtaining CDOT's approval.
4. Should sight distance requirements not be met for the proposed second access location, CDOT would not support a right-in/right-out driveway (second access) in the location indicated on the site plan. Right-in/right-out driveways are only effective in controlling prohibited turning movements if a concrete median is constructed. However, because of the geometry of Marsh Road, the proposed location of the second access point, and the existing driveway across Marsh Road to St. Luke's (Parcel 149-131-09), a median would not be approved due to the resulting impacts.
5. The site plan needs to be updated to show a cross-access arrow in the vicinity of the Parking lot between Buildings 3 and 6 to the adjoining property, parcel 147-101-72, with a note that cross-access will be pursued with a reference to Development Note K.2.
6. As currently shown on the site plan, the eastern leg of the proposed roundabout does not seem to have sufficient distance to storage at least one vehicle on the approach without blocking access to the adjacent parking lot. This will be reviewed/addressed in the multifamily development review process.

If we can be of further assistance, please advise.

SLP

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