



# Charlotte Department of Transportation

## Memorandum

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**Date:** January 5, 2006

**To:** Keith MacVean  
Planning Commission

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

**Subject:** Rezoning Petition 05-161: Located east of Rea Road and north of Pineville-Matthews Road (Revised 12/21/05)

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We previously commented on this petition in our November 2, 2005, memorandum to you. This site could generate approximately 400 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 420 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. The City has a funded project to widen Rea Road between Colony Road and Pineville-Matthews Road. The design of the curbline, required right-of-way, driveway, and subdivision/Chapter 19 street improvements to Rea Road needs to be coordinated with the project manager for the Rea Road widening project, Imad Fakhreddin, (704-336-7926). Rather than construct the required improvements (curb and gutter, sidewalk, storm drainage, left-turn lanes, utility adjustments, etc) with development of the site, the developer will be required to contribute their equivalent cost to the City for construction with the widening project. **A note on the plans should confirm this requirement.**

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 proposed northern Rea Road driveway should be designed as a two-way drive instead of a right-in only driveway. This driveway will be reviewed during the multi-family review process.

If we can be of further assistance, please advise.

SLP

c: W.B. Finger	E.D. McDonald
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