

# Charlotte Department of Transportation

## Memorandum

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**Date:** January 5, 2005

**To:** Keith MacVean  
Planning Commission

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

**Subject:** Rezoning Petition 06-014: Located east of Sandy Porter Road north of  
West Arrowood Road (Revised 12/19/05)

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We previously commented on this petition in our November 30, 2005 memorandum to you. This site could generate approximately 230 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 8,300 trips per day. This will have a significant impact on the surrounding thoroughfare system.

Therefore, we request 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.

The preparer has contacted the Charlotte Department of Transportation (CDOT) to determine the study requirements. Since access is proposed to an NCDOT-maintained roadway, they may also require a TIS as part of their driveway permit approval process. They may have additional or different requirements for their approval than what is identified in this rezoning process. The developer/petitioner is recommended to meet with NCDOT early in the development process to identify any issues that they may have.

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

1. The existing edge of pavement on both sides of the road, pavement markings, raised median, sidewalk, curb and gutter on West Arrowood Road, Sandy Porter Road, and Whitehall Park Drive should be shown on the site plan. (*previous 11/30/05 review comment*)
2. A median will be required to physically restrict prohibited left-turn movements at the proposed right-in/right-out driveway on Sandy Porter Road. The median on Sandy Porter Road must be constructed between the Arrowood/Sandy Porter intersection and the proposed full movement driveway at the northern end of the property. This construction includes any necessary adjustments on the approach and departure ends of the median to maintain lane/cross section alignment through intersections and the full access driveway. (*previous 11/30/05 review comment*)
3. Additional comments may follow our review of the TIS. The CDOT approved recommendations should be placed in the Access/Transportation section of the Development Standards.

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 sidewalk and planting strip along West Arrowood Road and Sandy Porter Road should be 6 feet and 8 feet wide, respectively. The sidewalk should be shown in the public right-of-way, and should not meander wildly. The proposed sidewalk in the 100' buffer should connect to the existing and proposed sidewalk.
2. It is requested that the Petitioner/Developer revise the site plan to illustrate the design of a complete sidewalk network that provides internal pedestrian circulation to the front entrance of all buildings, through parking areas, to adjacent parcels, and pedestrian access to Sandy Porter Road and West Arrowood Road.

If we can be of further assistance, please advise.

SLP

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Rezoning File (2)