

Charlotte Department of Transportation

Memorandum

Date: February 8, 2007

To: Keith MacVean
Planning Commission

From: Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 07-001: Located on both sides of Sherbrooke Drive
west of Sharon Road (Revised 12/18/06)

We previously commented on this rezoning petition in our November 29, 2006 memorandum to you. This site could generate approximately 490 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 650 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. Through the subdivision process, the potential to connect with adjacent neighborhoods will be required. Sherbrooke Drive will need to be stubbed out to the property line for a future connection to the Riverbend Road cul-de-sac. The amount of additional property that is needed to make this connection at this time could be exchanged for the property resulting from the abandonment of the residual cul-de-sac right-of-way. Also, street stubs need to be considered from Sherbrooke Drive for connections to Pemberton Drive, Glenfall Avenue, and Bramwyck Drive. These connections are needed to meet the Transportation Action Plan's objective (2.9) to increase the connectivity ratio from 1.19 to 1.35 outside of Route 4 by 2015. *(Previous review comment)*
2. Any re-development of the site needs to provide 5-foot sidewalks and 8-foot planting strips on all internal streets where the distance from back-of-curb to back-of-curb (bc/bc) is 27 feet or less. On public and private streets where the bc/bc dimension is greater than 27 feet (eg, Sharon Road), 6-foot sidewalks and 8-foot planting strips are needed. *(Previous review comment)*
3. Sharon Road is a minor thoroughfare requiring a minimum of 70 feet of right-of-way. The developer/petitioner should convey right-of-way in fee simple title to meet this requirement, measuring 35 feet from the centerline of the roadway, if it does not already exist. *(Previous review comment)*

Keith MacVean
February 8, 2006
Page 2 of 2

If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske
M.A. Cook
J.D. Kimbler
A. Christenbury
E.D. McDonald
The Boulevard Company
Walter Fields III
Rezoning File (2)