


Charlotte Department of Transportation

Memorandum

Date: March 13, 2007

To: Keith MacVean
Planning Commission

From: Scott L. Putnam 
Development Services Division

Subject: Rezoning Petition 07-004: Located on the east side of Salome Church Road south of Mallard Creek Road (revised 2/26/07)

We previously commented on this petition in our November 30, 2006, memorandum to you. This site could generate approximately 770 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,800 trips per day on a weekday and 2,700 trips per day on a weekend. This will have a significant impact on the surrounding thoroughfare system.

Therefore, we have requested 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 petitioner has submitted a TIS for review; we have returned comments and are awaiting a revised study. 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 phasing and offsite infrastructure mitigation proposed in the TIS (and as revised by CDOT's traffic study review comments dated 2/27/07) must be included as commitments on a revised site plan.
2. Additional comments, particularly regarding internal site layout, circulation, and operation, may be forthcoming upon review of the revised TIS. In its later development phases, Freedom House Church will be one of the largest churches in Charlotte and comparable in size with Central Church of Christ (Randolph Road/Sardis Road), Forest Hills Church (Park Road), and Hickory Grove Baptist Church (WT Harris Boulevard/Hickory Grove Road). These churches have extensive internal stacking requirements and transportation

management plans, so it should be assumed that one would be necessary for this church as well. Such information would be provided in the revised TIS. Although these items will be

reviewed in more detail and a traffic management plan required during the building/driveway permit process, it is important to consider them at this time for any impacts that may affect the conditional site plan.

3. The site plan needs to provide an internal system of sidewalks that connects each building entrance to the sidewalks along the streets. (*Previous review comment*)
4. At least 100 feet of internal channelization is required on each driveway/street connection to Salome Church Road. This dimension is measured from the right-of-way line. (*Previous review comment*)
5. Note 1 under "Access Points" needs to say "...as regulated by CDOT..." instead of "...as regulated by the transportation engineer..."

If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske
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Freedom House Church
Rezoning File (2)