


Charlotte Department of Transportation

Memorandum

Date: August 22, 2007

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: Scott L. Putnam 
Development Services Division

Subject: Rezoning Petition 07-031: Located on the northeast corner of West
Sugar Creek Road and Mineral Springs Road
(revised 8/7/07)

We previously commented on this petition in our March 2 and January 31, 2007, memoranda to you. This site could generate approximately 500 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 2,900 trips per day. This will have a significant impact on the surrounding thoroughfare system.

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

1. NCDOT has a funded TIP project to extend Graham Street. Project U-2507A is currently scheduled to be let for construction in 2010. NCDOT has reconfirmed that the road will be controlled access as presented at the public hearing for this project several years ago. As a controlled-access facility, no driveway connections will be permitted within the controlled access limits. Driveways to Graham Street Extension must be removed from the plans unless the petitioner can furnish documentation from NCDOT stating (1) that the driveways will not be in conflict with the controlled access, or (2) that the road will not be controlled access. *(Previous review comment)*
2. The development has a traffic impact at the Sugar Creek Road/Rumple Road intersection. As identified in the traffic study, a southbound left-turn lane needs to be constructed on Sugar Creek Road at Rumple Road. This left-turn lane needs to be designed to NCDOT standards but with a minimum storage length of 150 feet and 15:1 bay taper.
3. The TIS also indicates the need for a westbound Graham Street right-turn lane at the site's eastern driveway. This right-turn lane needs to be designed in accordance with NCDOT standards with a minimum storage length of 150 feet and 15:1 bay taper. The required transportation improvements need to be shown on the site plan and identified in the Development Standard notes.
4. The site plan shows that Sugar Creek will be widened to 7 lanes (including dual left-turn lanes) for some distance north of Graham Street Extension. Dual left-turn lanes require the construction of a median. Any driveway to Sugar Creek Road will be limited to directional crossover movements only as part of the Graham Street Extension project. Should this site

receive driveway permits before the Graham Street Extension project is let, the developer/petitioner will be responsible for constructing a directional crossover in Sugar Creek Road per CLDS detail #50.13. In our previous review comments we indicated that this access must also serve the adjacent Derita Presbyterian Church and appropriate cross-access easements must be provided. It has recently come to our attention that this connection is not allowed between these zoning districts. (*Previous review comment*)

5. Insufficient internal channelization is provided at the site's driveways. A minimum of 100 feet is necessary exclusive of any parking or internal parking aisle intersections. (*Previous review comment*)

If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske
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Rezoning File (2)