


Charlotte Department of Transportation

Memorandum

Date: March 13, 2007

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: Scott L. Putnam 
Development Services Division

Subject: Rezoning Petition 07-033: Located on the northeast corner of Ardrey
Kell Road and Rea Road (Revised 2/14/07)

We previously commented on this petition in our January 31, 2007 memorandum to you. This site could generate approximately 4,600 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 4,000 trips per day. This will have a lesser impact on the surrounding thoroughfare system.

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

1. Transportation note 2 needs to be revised to indicate that the placement and configuration of each vehicular access point are subject to the review of the Charlotte Department of Transportation (not the City of Charlotte Engineering Department) and the North Carolina Department of Transportation. *(previous review comment)*
2. The plans note that a future median on Ardrey Kell Road is only "to be designed". Both the CDOT and the NCDOT require the raised concrete median to be constructed by the developer to physically prohibit left-turns into and out of the Ardrey Kell Road driveway. The driveway is located too close to the intersection and without the median these movements cannot effectively be prohibited otherwise. *(previous review comment)*
3. Rea and Ardrey Kell Roads are major thoroughfares normally requiring a minimum 100 feet of right-of-way, measuring 50 feet from the centerline of the roadway. Additional right-of-way is necessary at the intersection of thoroughfares to accommodate turn lanes and medians for pedestrian refuge. The developer/petitioner should convey right-of-way in fee simple title to meet this requirement if it does not exist, measuring 60 feet for Rea Road and 70 feet for Ardrey Kell Road from the centerline of the roadway for a distance of 500 feet, then tapering to 50 feet from centerline at rate of the speed limit to one for Rea Road and 20:1 for Ardrey Kell Road. *(previous review comment)*

If we can be of further assistance, please advise.

SLP

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| c: R. H. Grochoske | A. Christenbury | Crosland/Beth Middleton |
| M.A. Cook | E.D. McDonald | Kennedy Covington/Jeff Brown |
| J.D. Kimbler | Marc P. Morgan/NCDOT | Rezoning File (2) |