


Charlotte Department of Transportation

Memorandum

Date: May 30, 2007

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: Scott L. Putnam 
Development Services Division

Subject: Rezoning Petition 07-066: Located on the north side of West Mallard Creek Church Road between David Taylor Drive and Claude Freeman Drive (revised 5/16/07)

We previously commented on this petition in our May 1/May 9 and March 30, 2007 memoranda to you. This site could generate approximately 470 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 2,300 trips per day. This increase in trips will have a minor impact on the surrounding thoroughfare system provided that the site is interconnected with the adjacent Arbors development and its connectivity/access as indicated on the site plan to better distribute trips.

NCDOT may have additional or different requirements for their approval than those 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. Although proposed access to the developed property to the north of this site is indicated on the revised plan, it states that the access easement can be activated by the abutting property owner. We request that the petitioner make a good faith effort at this time to determine whether the abutting property owner is willing to agree to the connection and have it be constructed by the petitioner with the development of his site. If the abutting property owner does not agree, then the access needs to be constructed to the property line.
2. The NS zoning district requires that 6-foot planting strips be provided along Mallard Creek Church Road. The note under "Public Street Improvements" needs to be changed accordingly. (2 Previous review comments)

Keith MacVean

May 25, 2007

Page 2 of 2

If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske
M.M. Magnasco
J.D. Kimbler
A. Christenbury
E.D. McDonald
Dickerson Realty Corporation/John F. Joyner
Rezoning File (2)