

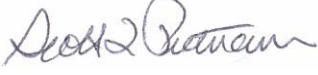


Charlotte Department of Transportation

Memorandum

Date: May 1, 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 4/20/07)

We previously commented on this petition in our March 30, 2007, memorandum 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.

While this project is outside the adopted Centers and Corridors planning area, the transportation impact to the thoroughfare network can be reduced by planned/ recommended connectivity to adjacent parcels.

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

1. The NS zoning district requires that 6-foot planting strips be provided along Mallard Creek Church Road. *(Previous review comment)*
2. A private street stub needs to be provided to the west and/or north. *(Previous review comment)*
3. As currently designed, vehicles servicing the dumpster area must use The Arbors site to exit. A recorded cross-access easement with The Arbors will be necessary. *(Previous review comment)*

Keith MacVean

May 1, 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)