


Charlotte Department of Transportation

Memorandum

Date: June 26, 2007

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: Scott L. Putnam 
Development Services Division

Subject: Rezoning Petition 07-095: Located on the north side of Old Sardis Road and the east side of Providence Road (revised 06/14/07)

We previously commented on this petition in our May 30, 2007, memorandum to you.

Consistency with Transportation Action Plan (TAP): The two goals of the TAP that most directly affected the staff's review of this petition define the integration of land use and transportation, and the provision of transportation choices.

- Goal 1 of the TAP relies on the Centers, Corridors and Wedges land use strategy to be implemented. This project site is located in a Wedge and appears to support the Centers, Corridors and Wedges land use strategy.
- Goal 2 of the TAP describes various connectivity and design features that are important for motorists, pedestrians and bicyclists. Specific comments are identified below that need to be addressed for CDOT's support of the petition and to bring the site plan into compliance with the TAP and best practices for multimodal transportation.

Trip Generation

This site could generate approximately 4,100 trips per day as currently zoned. Under the proposed zoning, the site could generate approximately 5,700 trips per day. This will have a greater impact on the surrounding thoroughfare system. However, because the site is connected to both Providence and Sardis Roads and is also internally connected to the residential development, we believe that the additional impact will be minor.

Providence Road is maintained by the NCDOT and they may require a traffic study as part of the building/driveway permit 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. A 5-foot sidewalk and 8-foot planting strip needs to be installed on Old Sardis Road. (TAP) (*Previous Review Comment – 1*)

2. The on-street parking on Old Sardis Road needs to be removed and added to the internal parking for the CATS Park-N-Ride lot. Coordination must occur with CATS to relocate this parking on the site. (*Previous Review Comment – 1*)
3. The petitioner should research the possibility to abandon Old Sardis Road to keep the current parking configuration by making this street private. (*Previous Review Comment – 1*)

We have the following specific comments that are important to CDOT's support of the rezoning petition. We would like the petitioner to give serious consideration to these comments/requests. These may require coordination with related CMPC issues.

1. Parallel parking on the site must comply with appropriate design standards. These parking spaces need to have a minimum width of 22 feet and be located at least 20 feet from the end of the intersection or driveway radius.

If we can be of further assistance, please advise.

SLP

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Rezoning File (2)