



Charlotte Department of Transportation

Memorandum

Date: October 1, 2007

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 07-106: Located between Rozelles Ferry Road and West Trade Street on Judson Avenue (revised 8/20/07) - *Revised Comments*

CDOT staff met with the petitioner on September 20th to discuss our September 12th review comments. We have revised our review comments accordingly.

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

1. Rozzelle's Circle will not need to be extended through the site to Trade Street because the extension would occur through a building that the petitioner is proposing to save.
2. No more than two driveways to Rozzelle's Ferry Road will be permitted.
3. An "enhanced" road cross-section on Zebulon Avenue needs to be used. The enhancements need to include recessed on-street parallel parking and pedestrian improvements that would encourage users of the future Stewart Creek Greenway to park on Zebulon Avenue.
4. The petitioner has agreed to testing the existing pavement of Zebulon Avenue and Judson Avenue and submitting the results to CDOT prior to the issuance of the first building permit to determine whether the pavement design is sufficient to meet commercial street standards for the intended business park use. If the existing pavement does not meet or exceed the commercial street pavement design standard (CLDS detail #11.11), the petitioner will rebuild the street as necessary to achieve the standard.

If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske
M.A. Cook/CDOT Review Engineer
B.D. Horton
Charlotte Mecklenburg Development Corporation/
Robert J. Sweeney, Jr.
City of Charlotte Housing Authority/Charles Woodyard
Present Day Ministries/Gwendolyn Curry

A. Christenbury
E.D. McDonald
Rezoning File (2)