

Charlotte Department of Transportation

Memorandum

Date: September 12, 2007

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 07-112: Located east of Prosperity Church Road and south of Ridge Road, just north of Future I-485 (Revised 8/24/07)

We previously commented on this petition in our July 31, 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 Center and does appear 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.

Vehicle Trip Generation

This site could generate approximately 5,000 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,150 trips per day. This will have a lesser and minor impact on the surrounding thoroughfare system.

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

1. The Prosperity Village Plan envisions a high degree of interconnectivity between sites and land uses. This plan separates the proposed site into two discrete portions with only a ped/bike connection between the two. It should be expected that residents in the apartments south of the pond will drive to the adjacent shopping center that is anchored by a supermarket grocery store to do their major grocery shopping. The site plan as now proposed requires these residents to access the thoroughfare system to travel to an adjacent property, which is contradictory to the Prosperity Village Plan. Although CDOT acknowledges the environmental constraints created by the existing pond and wetlands, a vehicular connection

between the two halves of the apartment complex needs to be made. In recognition of the environmental constraints present, this connection can be a single-lane, two-way connection 16 feet wide.

2. At least 100 feet of internal channelization needs to be provided along the site's driveways, measured from the rights-of-way from the I-485 Frontage Road and Prosperity Village Road. No parking will be allowed within the internal channelization area.

If we can be of further assistance, please advise.

SLP

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