


Charlotte Department of Transportation

Memorandum

Date: August 28, 2007

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: Scott L. Putnam 
Development Services Division

Subject: Rezoning Petition 07-116: Located on the south side of The Plaza near the intersection of Aintree Road (revised 08/20/2007)

We previously commented on this petition in our August 2, 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.

Vehicle Trip Generation

This site could generate approximately 20 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 200 trips per day. This will have a 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 parking aisle dimensions must meet minimum standards (Charlotte Land Development Standards Manual). *(Previous review comment)*
2. The minimum commercial driveway width for a two-way operation is 26 feet through the setback.

3. Waste collection functions appear to be shown on the site plan. Maneuvering paths/turnarounds for waste collection vehicles need to be shown on the site plan in order to determine whether they are adequate. (*Previous review comment*)
4. The sight triangles shown on the plan need to be draw from the edge of the driveway to the right-of-way line and not to the center of the street pavement. The right-of-way needs to be shown and/or labeled on the site plan.

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. The petitioner should provide 6' sidewalks and 8' planting strips on The Plaza consistent with TAP and best practices. (*Previous Review Comment – 2*)

If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske
S. L. Habina/CDOT Review Engineer
J.D. Kimbler
A. Christenbury
E.D. McDonald
Srini Mannava
Paul Berardi & Jan Ringeling
Rezoning File (2)