


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 07-121: Located on the north side of Dixie River Road, west of I-485 (revised 09/14/07)

We previously commented on this petition in our August 29, 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 Corridor/Wedge/Center 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 50 trips per day as currently zoned. Under the proposed zoning the petitioner is not requesting any additional density or development rights. This will not have an 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 petitioner indicates that the purpose of this zoning request is to increase "road frontage" for the existing/adjacent BP parcels. No additional access to Dixie River Road for this parcel is requested. It is expected that this parcel will be developed with internal circulation/access to the adjacent parcels. Access to Dixie River Road will be allocated between adjacent parcels and needs to be noted on the site plan. (*Previous Review Comment-2*)

Keith MacVean
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If we can be of further assistance, please advise.

SLP

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Rezoning File (2)