


# Charlotte Department of Transportation

## Memorandum

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**Date:** September 24, 2007

**To:** Keith MacVean  
Charlotte-Mecklenburg Planning Department

**From:**   
Scott L. Putnam  
Development Services Division

**Subject:** Rezoning Petition 07-132: Located on the southwest corner of  
Providence Road West and Johnston Road  
(revised 9/6/07)

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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 Center and does not 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 1,100 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 2,700 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. Sidewalk needs to be provided along US 521. This sidewalk needs to be outside the US 521 right-of-way and be contained within a sidewalk easement. The plan needs to be revised to show this proposed sidewalk. *(Previous review comment)*
2. On-street parking is encouraged within this development. The plans need to show sufficient right-of-way for the "Office/Commercial Wide" segment of the proposed Urban Street Design Guidelines (best practice). If parking is proposed on one side of the street only, the minimum right-of-way width is 62 feet. *(Previous review comment)*

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 proposed public street from Providence Road West needs to be stubbed for future access to parcel 223-132-33. This stub needs to be perpendicular to the property line at a logical terminus.
2. The roadway improvements by the developer/petitioner on Providence Road West need to include a bicycle lane. (*Previous review comment*)

If we can be of further assistance, please advise.

SLP

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