


Charlotte Department of Transportation

Memorandum

Date: March 4, 2008

To: Tammie Keplinger & Tom Drake
Charlotte-Mecklenburg Planning Department

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 07-140: Located on the east side of Reames Road
between Bella Vista Court and Lawnmeadow
Drive (revised 02/15/08)

We previously commented on this rezoning petition in our October 30, 2007 and January 17, 2008 memoranda 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 does not appear to support the Centers, Corridors and Wedges land use strategy as inappropriately scaled development within a Wedge.
- 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 410 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 670 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 conditional plan needs to provide 5-foot sidewalks and 8-foot planting strips on all new internal streets, based on the TAP and best practices. (*Previous Comment-3*)
2. We request that the petitioner convey in fee simple any additional right-of-way needed along Reames Road to provide the minimum width and that accommodates the required left-turn lane, a 4-foot bike lane, and the 8-foot planting strip. (*Previous Comment-3*)

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If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske (via email)
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