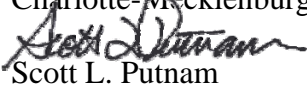


Charlotte Department of Transportation

Memorandum

Date: February 15, 2008

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 08-020: Located on the south side of David Cox Road
between Old Statesville Road and Harris
Cove Drive (revised 1/18/08)

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 and appears to support the Centers, Corridors and Wedges land use strategy as increased activity in a Corridor.
- 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 460 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. The sight distance information provided indicates that sight distance for the eastern driveway may be achievable; however, the sight line is located outside the public right-of-way in a wooded area. The petitioner needs to contact NCDOT regarding this driveway location. Development Standard/Vehicular Driveways note 2 needs to be revised by adding "and the North Carolina Department of Transportation" to the end of the sentence.

If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske (via email)
S. L. Habina – Review Engineer (via email)
B. D. Horton (via email)
A. Christenbury (via email)
E. D. McDonald (via email)
Beacon Partners/Jon Morris (via email)
The John R McAdams Company, Inc/Eddie Moore (via email)
Louis Mitchell/NCDOT (via email)
Scott Cole/NCDOT (via email)
Rezoning File