


Charlotte Department of Transportation

Memorandum

Date: February 4, 2008

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 08-021: Located on the southwest corner of Hampton Church Road and Washington Boulevard (revised 1/11/08)

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 4,300 trips per day as currently zoned. The transportation impacts of the existing development were previously identified and mitigated. Under the proposed zoning the site could generate approximately 4,000 trips per day. This will have a lesser 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 eastern private driveway to Shopping Center Road needs to align with the existing driveway opposite the site to avoid the minor offsets and needs to also reflect the existing conditional zoning 2003-03 to provide a left-turn lane into the proposed site. (*Previous Comment-2*)
2. The petitioner needs to provide a private drive aisle stub to the west for future development cross-access connectivity. (*Previous Comment-2*)

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If we can be of further assistance, please advise.

SLP

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Rezoning File