


Charlotte Department of Transportation

Memorandum

Date: May 30, 2008

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

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 08-068: Located on the northeast corner of Eastfield Road and Highland Creek Parkway
(Revised 5/23/08)

We previously commented on this petition in our March 28 and May 2, 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 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 5,400 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 7,800 trips per day. This will have a significant impact on the surrounding thoroughfare system.

CDOT supports this petition without a traffic study because the developer/petitioner has committed to constructing the road/infrastructure improvements listed in our March 28 and May 2 memoranda. However, since access is proposed to an NCDOT-maintained roadway, they may require a TIS as part of their driveway permit approval process. They may have additional or different requirements for their approval than what is identified in this rezoning process. The developer/petitioner is recommended to meet with NCDOT early in the development process to identify any issues that they may have.

We have no remaining transportation issues with this petition.

Tammie Keplinger & Tom Drake

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If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske (via email)	Southern Holdings IV, LLC (via email)
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B. D. Horton (via email)	Joel A. Gilland (via email)
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