


# Charlotte Department of Transportation

## Memorandum

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**Date:** July 2, 2008

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

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

**Subject:** Rezoning Petition 08-109: Located on the east side of Colony Road  
between Rea Road and Stonecroft Park Drive  
(revised 6/12/08)

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We previously commented on this petition in our May 28, 2008, 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 Wedge 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 70 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 530 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 medical office land use is not appropriate for the parking reduction allowed by MUDD. As this site is in a wedge with minimal transit service (express bus, peak hours only) and patients of the medical office do not typically walk to see the doctor, this site needs to be parked at the ordinance minimums for general office (1 space/300 ft<sup>2</sup>) and medical office (1 space/200 ft<sup>2</sup>). (*Previous review comment*)

Tammie Keplinger & Tom Drake

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If we can be of further assistance, please advise.

SLP

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Rezoning File