

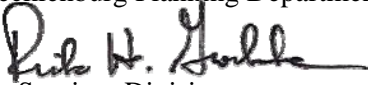


Charlotte Department of Transportation

Memorandum

Date: March 12, 2009

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

From: Mike Davis 
Development Services Division

Subject: Rezoning Petition 08-112: Located on the southwest corner of Brookshire
Boulevard and Old Plank Road (revised 1/19/09)

We previously commented on this petition in our March 9, 2009, January 22, 2009, October 29, July 2, and May 29, 2008 memoranda to you. The purpose of this memorandum is to replace CDOT's March 9th review comments for the subject petition.

Existing and Proposed Trip Generation

This site could generate approximately 8,800 vehicle trips per day as currently zoned. The petitioner's agents and CDOT reviewed the trip generation rates for the site in early February 2009 and mutually agreed to the above number. The land use proposed on the site plan (dated January 19, 2009) which added a 400 student pre-kindergarten school and reduced the multifamily component from 264 to 192 dwelling units would generate approximately 6,400 trips per day.

We have the following specific comments that are critical to CDOT's support of the rezoning petition:

1. CDOT does not support gating the private street serving the multi-family land use. Should gates be approved for this private street a transportation note needs to be added to the site that indicates that both gates will be open daily from 6am to 10pm and the gates will be designed to comply with CDOT's standards. CDOT will work with the petitioner during the city's other plan review processes to approve the gate design at all three locations.
2. The private street needs to be designed to public-street standards with curb/gutter, planting strips, and sidewalks on both sides of the street. This street needs to be designed to Residential Wide standards. While this street cross section supports parallel parking, it does not support the 90° parking adjacent to the pool. (*Previous review comments*)
3. A left-turn lane (see previous memos for design standards) must be constructed on Bellhaven Boulevard into the private street. (*Previous review comments*)

If we can be of further assistance, please advise.

MAD

- c: R. H. Grochoske (via email)
M. M. Magnasco – Review Engineer (via email)
B. D. Horton (via email)
A. Christenbury (via email)
E.D. McDonald (via email)

FAST – FRIENDLY - FLEXIBLE

Tammie Keplinger & Tom Drake

November 24, 2008

Page 2 of 2

T. Votaw (via email)

NCDOT/Louis Mitchell and Scott Cole (via email)

Rezoning File