



# Charlotte Department of Transportation

## Memorandum

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**Date:** October 23, 2009

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

**From:** Michael A. Davis, PE   
Development Services Division

**Subject:** Rezoning Petition 09-068: Located on the South Side of Mallard Creek Road across from Mason Drive and beside Penninger Circle (*revised 10/19/2009*)

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CDOT previously commented to you on this petition on August 31, 2009, and September 29, 2009.

- Goal 1 of the TAP relies on implementation of the Centers, Corridors and Wedges land use strategy. This project site is located in a Wedge. Such areas should include an interconnected network of thoroughfares and local streets. Specific comments are provided below to link proposed changes in land use with improved transportation network.
- Goal 2 of the TAP describes various connectivity and design features that are important for motorists, pedestrians and bicyclists. Specific comments are provided below to bring the petition into compliance with best practices for multimodal transportation.

### Vehicle Trip Generation

This site could generate approximately 500 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 883 daily trips based upon ITE's Trip Generation Senior Living category as indicated on the rezoning plan. This should have a minor impact on the surrounding thoroughfare system.

### CDOT requests the following changes to the rezoning plan:

1. As you are aware, the section of Mallard Creek Road located along the frontage of the proposed project is currently in the design phase for road improvements by NCDOT. The current NCDOT plans show Mallard Creek Road being widened and an additional 25 feet of right-of-way being needed for the proposed project. The City request that the petitioner dedicate the necessary NCDOT right-of-way at this time. The notes on the site plan indicate that the petitioner plans to dedicate 50 feet of right-of-way from the centerline of Mallard Creek Road. CDOT request that the note be updated to state that the petitioner will dedicate and additional 5 feet of right-of-way. Therefore the Conditional Rezoning Note #4 should be revised from 50 feet to 55 feet to reflect the right of way as shown on the current NCDOT construction plans.

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2. CDOT requests that the petitioner construct five-foot sidewalks in a location to allow for a four-foot planting strip consistent with the proposed curb line along Mallard Creek Road as defined in the NCDOT's U-2507A roadway project. The current site plan shows and has a call-out note indicating an 8 foot planting strip to match NCDOT standards and plans. Please remove this call-out note from the site plan and retain the call-out: that states "Sidewalk Typical to Match NCDOT Standards and Plans". We desire that the sidewalk on the south side of Mallard Creek Road be built in its future location and width as indicated on the current NCDOT construction plans.

If we can be of further assistance, please advise.

- c: R. H. Grochoske (via email)  
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Rezoning File