



Charlotte Department of Transportation

Memorandum

Date: August 25, 2009

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

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

Subject: Rezoning Petition 09-070: Located on the east side of Beatties Ford Road encompassing portions of McClure Road

Project Overview: This application proposes a rezoning to accommodate an increase in density for a previously approved single-family development.

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 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 990 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,580 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CDOT requests the following changes to the rezoning plan:

1. Curb and gutter is not a requirement of a single family development to install along a thoroughfare according to the subdivision ordinance; however we request the site plan be revised to include curb and gutter along Beatties Ford Road in addition to an 8-foot planting strip and 6-foot sidewalk.
2. The internal street system has a minimum requirement of a 4-foot planting strip and a 4-foot sidewalk per the subdivision ordinance. We request the internal streets to include 8-foot planting strips and 5-foot sidewalks.

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If we can be of further assistance, please advise.

c: R. H. Grochoske (via email)
J. A. Carroll – Review Engineer (via email)
B. D. Horton (via email)
A. Christenbury (via email)
E. D. McDonald (via email)
T. Votaw (via email)
Rezoning File