



Charlotte Department of Transportation

Memorandum

Date: December 21, 2012

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 13-021: Approximately 43.29 acres located on the southeast corner of the intersection of Steele Creek Road and Shopton Road.

CDOT has previously commented on this site as part of a prior rezoning petition in our memoranda dated August 21 & September 26, 2012. The 2012-086 petition, proposed a change in zoning districts from the existing R – 3 & I – 1 (CD) to I – 1(CD) & I – 1 (CD) SPA. We understand the current petition proposes a change in the zoning districts from R-3 & I-1 (CD) SPA to I-2 (CD) while using the same land uses that were proposed in the 2012 – 086 petition. As such, the transportation notes provided on the current site plan represent transportation commitments that CDOT approved via the 2012 – 086 rezoning, and are acceptable for the current petition.

Vehicle Trip Generation

The following trip generation estimate was provided for the 2012 – 086 rezoning petition and is still applicable for the subject rezoning petition. This site could generate approximately 12,700 trips per day as currently zoned. Under the proposed zoning of I-1 CD (primarily as a truck distribution use) the site could generate approximately 3,300 trips per day.

If we can be of further assistance, please advise.

D. Rorie

cc: R. H. Grochoske
B. D. Horton
Rezoning File