



Charlotte Department of Transportation

Memorandum

Date: January 5, 2005

To: Sonja Sanders
Planning Commission

From: Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 05-107: Rozzelles Ferry Road and Southwest of
Coronet Way (Revised 12/6/05)

We previously commented on this petition in our May 24, 2005 memorandum to you. This site could generate approximately 980 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,100 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. In order to enhance pedestrian circulation in the area, it is requested that the Petitioner/Developer provide an eight-foot wide planting strip and five-foot wide sidewalk along the abutting frontage of Rozzelles Ferry Road. *(previous 5/24/05 review comment)*
2. This site is located within the City's Rozzelles Ferry Road Streetscape project that is currently in the design phase. The petitioner needs to contact Larmar Davis, Engineering and Property Management, at 704-336-6006 to ensure that any design elements that are included in this streetscape design are provided in any future renovation and/or site development by the property owner. If the City initiates construction along Rozzelles Ferry Road in front of this parcel prior to the submittal of any building/driveway permits for the site, then the property owner needs to contribute the cost of the items above and any necessary easements for the streetscape project to the City to incorporate into the streetscape improvements. These requirements should be noted on the rezoning petition. *(previous 5/24/05 review comment)*

If we can be of further assistance, please advise.

SLP

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Rezoning File (2)

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