



Charlotte Department of Transportation

Memorandum

Date: February 15, 2008

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 08-035: Located on both sides of Statesville Avenue between Woodward Avenue and Dearborn Avenue (revised 1/18/08)

We previously commented on this petition in our December 19, 2007 and January 4, 2008 memoranda to you.

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

1. The proposed typical cross-section for Statesville Avenue needs to be revised to show four 12-foot lanes and a 4-foot concrete median. (28 feet from centerline to face-of-curb) This is the typical section required by NCDOT. After the submittal and review of the traffic study by both CDOT and NCDOT as described in note 2.10, left and/or right-turn lanes may be required on Statesville Avenue at the Woodward and Kohler Avenues street connections.
2. We are in agreement with the phasing of the development as proposed. The first phase is generally based on the amount of the existing by-right zoning peak-hour trip generation. As indicated in note 2.10, subsequent phases will be dependent on the submittal of a traffic study to CDOT for review to determine whether there is a need for mitigating transportation improvements at that time. Should transportation improvements be necessary to mitigate impacts, the petitioner/developer has committed to be responsible for all costs associated with the design and construction of those improvements, including right-of-way acquisition.
3. Should CDOT/NCDOT approve the proposed installation of a traffic signal at the Statesville Road/Woodward Avenue intersection as identified on the site plan, the petitioner/developer is responsible for all costs associated with its installation.

Keith MacVean
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If we can be of further assistance, please advise.

SLP

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Rezoning File