



Charlotte Department of Transportation

Memorandum

Date: March 4, 2008

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

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 08-039: Located on the southeast corner of Providence Road and Alexander Road (revised 2/18/08)

We previously commented on this petition in our January 25, 2008 memorandum to you.

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 the Centers, Corridors and Wedges land use strategy to be implemented. This project site is located in a Wedge and appears to support the Centers, Corridors and Wedges land use strategy as limited development in a Wedge.
- Goal 2 of the TAP describes various connectivity and design features that are important for motorists, pedestrians and bicyclists. Specific comments are identified below that need to be addressed for CDOT's support of the petition and to bring the site plan into compliance with the TAP and best practices for multimodal transportation.

Vehicle Trip Generation

This site could generate approximately 40 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 40 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. The petitioner needs to replace existing sub-standard sidewalks along Providence Road with 6-foot sidewalks and 8-foot planting strips, as well as directional ramps (two per corner) at the intersection of Alexander and Providence Roads. (*Previous review comment*)
2. The petitioner needs to eliminate the driveway closest to Providence Road, retaining only one driveway on Alexander Road. (*Previous review comment*)

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We have the following general comments that are provided to aid the petitioner in planning and subsequent permitting phases:

Alexander Road is a minor thoroughfare requiring more than the minimum 70 feet of right of way in order to include the entire planting strip within the right-of-way. The developer/petitioner should convey right-of-way in fee simple title to meet this requirement.
(Previous review comment)

If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske (via email)
S. L.Habina – Review Engineer (via email)
B. D. Horton (via email)
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Rezoning File