



# 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 08-047: Located on the south side of Wilkinson  
Boulevard between Donald Ross Road and  
Ashley Road

---

**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 Corridor and appears to support the Centers, Corridors and Wedges land use strategy as increased commercial activity within a Corridor.
- 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 20 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 135 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. Because this parcel's frontage on Wilkinson Boulevard is too narrow to accommodate a commercial driveway meeting minimum standards, the site's current access is via existing driveways on adjacent properties. Any future driveway permits for this site will require copies of recorded access easements from the adjacent property owners as a condition of approval.
2. It is recommended that cross access easements internal to the site be obtained from adjacent property owners to the east and west to provide inter-connectivity so that access between uses will not require unnecessary use of Wilkinson Boulevard.

Tammie Keplinger & Tom Drake

March 4, 2008

Page 2 of 2

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)  
A. Christenbury (via email)  
E.D. McDonald (via email)  
R & Y Solutions, LLC/Gene Reed (via email)  
NCDOT/Scott Cole (via email)  
NCDOT/Louis Mitchell (via email)  
Rezoning File