



Charlotte Department of Transportation

Memorandum

Date: May 22, 2008

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

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 08-078: Located on the north side of East Mallard Creek Church Road between Stone Quarry Road and Bonnie Cone Lane (revised 4/18/08)

We previously commented on this petition in our March 28, 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 Corridor and appears to support the Centers, Corridors and Wedges land use strategy.
- 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

With the array of uses allowed in the Institutional District zoning category, a wide range of trip generation is possible for the existing zoning scenarios. Given the size of the site, the size of the proposed development, CDOT feels that there should only be minor impacts to the transportation system resulting from this rezoning.

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

1. An 8-foot planting strip and 6-foot sidewalk needs to be provided along the public right-of-way for Bonnie Cone Lane, as measured from the new curb line. (*Previous Review Comment-2*)

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If we can be of further assistance, please advise.

SLP

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Rezoning File