



Charlotte Department of Transportation

Memorandum

Date: September 12, 2008

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

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 08-082: Located on the east side of Matheson Avenue between North Tryon Street and the Southern Railway railroad (*revised*)- ***Correction to September 10, 2008 memorandum***

We misinterpreted the changes in the development uses proposed on the revised site plan. Although both the number of dwelling units and amount of retail/office use increased from the previous site plan, they were intended to be accommodated in a total of 245,000 square feet. The total area would be limited to a maximum of 327 dwelling units or 239 dwelling units with a maximum amount of 44,000 square feet of retail/office. We determined the trip generation based on adding the maximum amounts of dwelling units and retail/office area. Our revised trip generation comparison is provided below.

Vehicle Trip Generation

This site could generate approximately 3,500 trips per day as currently zoned. The revised site plan includes a new development plan that results in increased trip generation. Under the proposed zoning the site could generate approximately 5,570 trips per day rather than the 6,100 reported in our September 12, 2008 memorandum. This will not have a significant impact on the surrounding thoroughfare system.

If development under the proposed zoning results in an increase of more than 2,500 trips per day when compared with development under the existing zoning, we typically request that request that the developer submit a traffic impact study. Because the proposed development's trip generation does not exceed this threshold, a traffic study will not be needed.

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

1. Do to the lesser and corrected amounts of trip generation, a left-turn lane will not be required on Matheson Avenue at the public street connection.

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We have no remaining transportation issues with this petition.

If we can be of further assistance, please advise.

SLP

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Rezoning File