



# Charlotte Department of Transportation

## Memorandum

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**Date:** May 30, 2008

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

**From:**   
Scott L. Putnam  
Development Services Division

**Subject:** Rezoning Petition 08-083: Located on the northeast corner of the Plaza and Barrington Drive. (revised 5/12/08)

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We previously commented on this petition in our April 30, 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.
- 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 400 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 600 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 developer must provide 8-foot planting strips and 6-foot sidewalks along both The Plaza and Barrington Drive. (*Previous comment*)
2. The existing driveways are in disrepair and need to be replaced during construction. As part of this work the driveway closest to the northern property line needs to be moved to a location in alignment with the new parking lot aisle. The driveway needs to be Type II Modified and 26 feet in width. (*Previous comment*)

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3. The Plaza is a major thoroughfare requiring a minimum of 100 feet of right-of-way. The developer/petitioner should convey right-of-way in fee simple title to meet this requirement, measuring 50 feet from the centerline of the roadway. (*Previous comment*)

If we can be of further assistance, please advise.

SLP

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