

Charlotte Department of Transportation

Memorandum

Date: June 25, 2008

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

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 08-090: Located on the southeast corner of West Arrowood Road and Sandy Porter Road (revised 6/20/08)

We previously commented on this petition in our May 1, 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 Center 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's trip generation is neutral between the current zoning and the proposed zoning. 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 needs to provide an 8' sidewalk with 8' planting strip along West Arrowood Road. The wider sidewalk will facilitate an overland connector requested by Mecklenburg County Park and Recreation. (*Previous Review Comment-2*)
2. The developer needs to provide a 5' sidewalk with 8' planting strip along the proposed private street internal to the site. A note needs to be added to the site plan to indicate that this private street will not be gated and remain open/unrestricted for public use 24 hours each day, 7 days each week.

3. Arrowood Road 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.
4. Sandy Porter Road is a minor thoroughfare requiring a minimum of 70 feet of right-of-way. The developer/petitioner should convey right-of-way in fee simple title to meet this requirement, measuring 35 feet from the centerline of the roadway.

If we can be of further assistance, please advise.

SLP

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Rezoning File