



Charlotte Department of Transportation

Memorandum

Date: November 24, 2008

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

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 08-152: Located on the southwest corner of Beatties Ford Road and Fairdale Drive
(revised 11/17/08)

We previously commented on this petition in our October 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

This site could generate approximately 2,100 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 100 trips per day. This will not have a significant impact on the surrounding thoroughfare system.

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

1. Drive/parking circulation aisles are not permitted in the setback as shown on the site plan. These drive aisles need to be removed and the site plan revised accordingly. (*Previous review comment*)
2. The developer needs to replace the existing sidewalks at the back-of-curb along Beatties Ford Road with 12-foot planting strips and 6-foot sidewalks. (*Previous review comment*)

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3. Bus parking was shown in the southwest corner of the parking lot on the previous site plan. The current site plan shows a dumpster in this location. The function of this area needs to be clarified and if bus parking is to be accommodated, where it will be located.
4. The Access Points note needs to be revised to include only one access to Beatties Ford Road and one to Fairbrook Drive.

If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske (via email)
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Rezoning File