



Charlotte Department of Transportation

Memorandum

Date: January 4, 2008

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 08-035: Located on both sides of Statesville Avenue between Woodward Avenue and Dearborn Avenue (revised 12/20/07)

We previously commented on this petition in our December 19, 2007 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 as increased mixed-use development in a Corridor.
- 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 2,200 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 4,200 trips per day. This will have a significant impact on the surrounding thoroughfare system.

This petition is part of a larger site currently in the scoping phase of a Traffic Impact Study (TIS) to evaluate the effect that the entire site traffic will have on the thoroughfare system in the vicinity. The petitioner needs to coordinate with the preparer of the TIS and with Susan Habina (704-432-563) of the Charlotte Department of Transportation (CDOT). Since access is proposed to a NCDOT-maintained roadway, they may also require a TIS as part of their driveway permit approval process. They may have additional or different requirements for their approval than what is identified in this rezoning process. The petitioner is recommended to meet with NCDOT early in the development process to identify any issues that they may have.

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

1. The site plan shows a proposed realignment of Fordson/Woodward Avenues to directly connect as the 4th leg of the existing Statesville/Woodward intersection. This proposed realignment and necessary improvements will be further reviewed by CDOT and the NCDOT during the review of the TIS. *(Previous review comment)*
2. The proposed realignment of Woodward Avenue is shown on an adjacent parcel (075-105-28). This property needs to be acquired before the realignment can be approved and noted on the site plan. *(Previous review comment)*
3. Development Area 1 on the plan shows a future connection to a future or existing street. This connection is too close to the intersection of proposed Woodward Avenue and this street and needs to be removed from the plan. *(Previous review comment)*
4. The proposed realignment of Woodward Avenue directly affects the access to an adjacent elementary school. The petitioner needs to demonstrate that the realignment will not adversely affect stacking for student pick up at the school. The petitioner needs to have discussions with the school/CMS and accommodate the needs of the school with their roadway design. *(Previous review comment)*
5. Additional comments and any required transportation improvements will follow our review of the TIS. *(Previous review comment)*

We have the following specific comments that are important to CDOT's support of the rezoning petition. We would like the petitioner to give serious consideration to these comments/requests. These may require coordination with related CMPC issues.

1. New streets need to be designed as Medium Local Residential Streets in accordance with the Urban Street Design Guidelines (USDG). *(Previous review comment)*

If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske (via email)	Charlotte Mecklenburg Housing Partnership (via email)
S.L.Habina – Review Engineer (via email)	King & Spalding, LLP/Jeff Brown (via email)
B. D. Horton (via email)	Louis Mitchell/NCDOT (via email)
A. Christenbury (via email)	Scott Cole/NCDOT (via email)
E.D. McDonald (via email)	Rezoning File