



Charlotte Department of Transportation

Memorandum

Date: May 6, 2008

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

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 08-057: Located on the south side of East 36th Street between North Davidson Street and the Norfolk Southern Railroad (revised 2/16/08)

We previously commented on this petition in our March 10, 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 as increased activity in a future transit station area.
- 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 600 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 600 trips per day. This will have no additional impact on the surrounding thoroughfare system.

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

1. A proposed development site plan is needed (survey provided) showing any driveways, off-street parking and sidewalks in order to fully-evaluate the petition. (*Previous review comment*)

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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. East 36th Street is classified as a Main Street using the street typology in the Urban Street Design Guidelines (USDG). As such, driveways are strongly discouraged, while wider sidewalks are strongly encouraged. (*Previous review comment*)
2. The NS zoning district requires 8' (minimum) planting strips and 6' (minimum) sidewalks. Main Streets need a minimum of 10-foot sidewalks, unless there are constrained conditions. Until a site plan is submitted that identifies any constrained conditions, we cannot support a sidewalk width less than 10 feet. (*Previous review comment*)

If we can be of further assistance, please advise.

SLP

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Rezoning File