



Charlotte Department of Transportation

Memorandum

Date: September 23, 2008

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

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 08-070: Located in the block bounded by North Davidson Street, East 26th Street, East 27th Street & Yadkin Avenue (revised 9/8/08)

We previously commented on this petition in our March 26, May 30, July 2, and July 30, 2008 memoranda to you.

Consistency with Transportation Action Plan (TAP)

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.

Vehicle Trip Generation

The site could generate approximately 2,700 trips per day as currently zoned. The revised site plan indicates an increase in the maximum number of proposed residential units from 150 units to 200 units. Other development uses/amounts remain the same. For this reason the proposed development could generate approximately 5,490 trips per day rather than the amount previously reported. We typically request traffic impact studies for developments that result in more than 2,500 additional trips per day. Because the site is location within ¼ mile of a proposed transit station area and existing street network in the area, we will not request that a traffic study be prepared.

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

1. As shown on the site plan, access to the dumpster by waste collection vehicles is blocked by parking spaces. The site plan needs to be revised to show unimpeded access.

If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske (via email) E. D. McDonald (via email)
S. L. Habina – Review Engineer (via email) NODA @ 27th Street, LLC/
B. D. Horton (via email) Brian Bradley (via email)
A. Christenbury (via email) Rezoning File