

# Charlotte Department of Transportation

## Memorandum

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**Date:** May 30, 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 5/23/08)

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We previously commented on this petition in our March 26, 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 2,700 trips per day as currently zoned. Under the proposed zoning and clarification of developmental use data, the site could generate approximately over 6,500 trips per day. This amount is higher than the amount previously reported to you. This will have a significant impact on the surrounding thoroughfare system.

Therefore, we request that the developer submit a Traffic Impact Study (TIS) in order to evaluate the effect that site generated traffic will have on the thoroughfare system in the vicinity. Scoping for this study is underway with the developer's traffic consultant and CDOT.

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

1. The petitioner/developer has generally shown street cross sections that meet the *Urban Street Design Guidelines*. Adjustments to the new curblines as shown will be necessary and we will meet with the petitioner to further discuss and resolve.

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2. Additional comments and any required transportation improvements will follow our review of the TIS.

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. The planned North Davidson bicycle/pedestrian connection to Pickney needs to be included in this plan. (*Previous comment*)

SLP/slh

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