



Charlotte Department of Transportation

Memorandum

Date: October 7, 2008

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

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 08-075: Located on the north side of East Woodlawn Road between Park Road and Halstead Drive
(revised 9/19/08)

We previously commented on this petition in our March 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 Center 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

Due to the additional parcel included in the revised site plan the site could generate approximately 1,140 trips per day as currently zoned and development under the proposed zoning could generate approximately 1,770 trips per day rather than the information previously reported to you. This will have a minor additional impact on the surrounding thoroughfare system if the street connectivity described below is provided.

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

1. The subject site is located in a Center. The preferred block length in a Center is 500 feet and a maximum block length of 650 feet. The current block length on East Woodlawn Road between Park Road and Waterbury Drive exceeds 1,500 feet. This site has approximately 750 feet of frontage along East Woodlawn Road. Both existing and new developments need

to be connected by streets, bikeways and pedestrian systems to reduce vehicle miles of travel (TAP Policy 2.9.4). For these reasons a new public street is needed in this location between East Woodlawn Road and Drexel Place. We recommend that the new street have a curvilinear alignment along the center of the property. *(Previous review comment)*

2. The new street described above is to be designed and constructed to the Local Residential Street-Wide (includes on-street parking that can be recessed) cross section in accordance with the adopted Urban Street Design Guidelines (USDG). This cross section includes 10-foot travel lanes, 7-foot parking lanes, 8-foot planting strips, and 6-foot sidewalks. *(Previous review comment)*
3. Parking deck access needs be located along the required new street and not on East Woodlawn Road as currently shown. *(Previous review comment)*
4. New curb/gutter, planting strip (8'), and sidewalk (5') along Drexel Place are required to be constructed by the developer. The sidewalk can meander to preserve/minimize the impact to existing trees and the existing 6-foot tall wood fence, keeping at least 6 feet away from the new curb/gutter. The site plan needs to show all required items. A waiver of these items may be requested through subsequent building permit phases. *(Previous review comment)*

If we can be of further assistance, please advise.

SLP

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Rezoning File