



Charlotte Department of Transportation

Memorandum

Date: July 2, 2008

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

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 08-086: Located on both sides of Victoria Avenue north of West 4th Street Extension and east of Johnson and Wales Way (revised 6/20/08)

We previously commented on this petition in our May 1 and June 13, 2008 memoranda to you.

Consistency with Transportation Action Plan (TAP)

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 provided below that address revisions for CDOT to support the petition and to bring the petition into compliance with the TAP and best practices for multimodal transportation.

Vehicle Trip Generation

With the array of uses allowed in TOD-MO zoning categories, a wide range of trip generation is possible for either the existing or proposed zoning scenarios. Given the size of the site, its proximity to the good street network and near the LYNX Blue station in the area, CDOT feels that there should only be minimum impacts to the transportation system resulting from this rezoning.

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

1. CDOT is currently working with an engineering consultant to develop concepts for the planned redesign of Johnson and Wales Way between Trade Street and 4th Street, including a possible "road diet" for 4th Street, west of the site. This project will create a more urban designed street/intersection by eliminating the higher speed right-turning movements at Trade and 4th Streets and by realigning Johnson and Wales Way to intersect 4th Street at 90° to minimize pedestrian crossing distances. The petitioner may

contact Mr. Joseph Frey at 704.336.2291 for additional information concerning this transportation improvement project and the location of the public meeting.

Notwithstanding the conceptual nature of the proposed site plan as indicated in Note 1, the petitioner/developer needs to commit to revise the site plan in accordance with the finally approved alignment/design for the City's project and revise the note accordingly. *(Previous review comment)*

2. Due to the planned raised median, a full-movement access will not be approved on Johnson and Wales Way. We can support a driveway limited to right-in/right-out movements provided that the driveway is moved to a location towards the northern portion of the site and in advance of the proposed mid-block crosswalk location as determined by CDOT. As proposed, the driveway is located to close to the 4th Street intersection and needs to be in advance of the proposed crosswalk. *(Previous review comment)*
3. CDOT can support a full access driveway on 4th Street and South Irwin Avenue. The driveway on 4th Street needs to align with Victoria Avenue. If the driveway cannot be aligned with Victoria Avenue, then it needs to be located at the site's western property line. The proposed parking deck needs to be served by the driveways from both 4th Street and Johnson and Wales Way. *(Previous review comment)*
4. Irrespective of the conceptual nature of the proposed site plan as indicated in Note 1, the petitioner/developer needs to revise the site plan in accordance comments 2 and 3 above. These requirements will not change and need to be conceptually designed into the proposed development.
5. We will not support/approve the maneuvering of service vehicles in the W. 4th Street right-of-way as requested in Development Standard Note 4b. This note needs to be deleted from the site plan.

If we can be of further assistance, please advise.

SLP

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Rezoning File