



Charlotte Department of Transportation

Memorandum

Date: May 1, 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

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 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. We request that a conditional plan be submitted for this site due to the planned redesign of the Johnson and Wales Way/4th Street intersection. This project will create a more urban designed intersection by eliminating the higher speed curve for outbound right-turning movements and by realigning Johnson and Wales Way to intersect 4th Street at 90° to minimize pedestrian crossing distances. The petitioner may contact Jim Kimbler at 704.336.4275 for more information concerning this transportation improvement project.

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2. We can support the abandonment of Victoria Avenue through the site in exchange for the dedication of right-of-way that is necessary to accommodate the project described above.

If we can be of further assistance, please advise.

SLP

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Rezoning File