

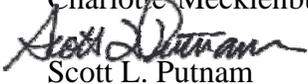


Charlotte Department of Transportation

Memorandum

Date: September 10, 2008

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

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 08-130: Located on the northwest corner of North Davidson Street and Charles Avenue (*revised 8/19/08*)

We previously commented on this petition in our July 31, 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 15 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 100 trips per day. This will have a minor impact on the surrounding thoroughfare system.

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

1. Two of the three optional requests proposed on the site plan will not be supported by CDOT. The first request is not supported because the street trees need to be located between the curb and sidewalk as shown on the plan. The second request is not supported because the site is constrained and at a critical point in a curve where sight distance is an issue, so paved parking provides the optimal maneuvering surface.

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2. The maneuvering path for waste collection vehicles accessing the dumpster needs to be shown on the site plan. Maneuvering is not permitted in the setback or right-of-way. As shown, it appears that maneuvering is required in both of these areas.

If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske (via email)
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Rezoning File