



Charlotte Department of Transportation

Memorandum

Date: May 26, 2009

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

From: Michael A. Davis *Mike H. Gubala for*
Development Services Division

Subject: Rezoning Petition 09-031: Located on the north corner of Belmont Avenue and Allen Street (*Revised May 2009*)

We previously commented on this petition in our March 24, 2009 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 implementation of the Centers, Corridors and Wedges land use strategy. This project site is located in a Wedge. Such areas should include an interconnected network of thoroughfares and local streets. Specific comments are provided below to link proposed changes in land use with improved transportation network.

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

This site could generate approximately 800 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 300 trips per day.

The following are requirements of the developer that must be satisfied prior to driveway permit approval. We recommend that the petitioner reflect these on the rezoning plan as-appropriate.

1. The parking lot depicted on the rezoning will be required to conform to the *Charlotte Land Development Standards*. One van accessible handicap space is required at a minimum for all parking areas.
2. The rezoning plan depicts on street parking spaces. The roads are currently wide enough for on street parking, but the parking will not be striped.

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Please advise if we can provide additional information or be of further assistance on this petition.

c: R. H. Grochoske (via email)
J. Shapard – Review Engineer (via email)
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Rezoning File