



Charlotte Department of Transportation

Memorandum

Date: April 22, 2009

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

From: Michael A. Davis, PE *Mike Davis*
Development Services Division

Subject: Rezoning Petition 09-039: Located Southeast of North Alexander Street

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/Wedge/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 to bring the petition into compliance with best practices for multimodal transportation.

Vehicle Trip Generation

This site could generate approximately 3,500 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,500 trips per day.

CDOT requests the following changes to the rezoning plan:

1. A more detailed Conditional Plan should be submitted for review.
2. The property currently has an access trail provided to the Little Sugar Creek Greenway. The connection should be maintained.
3. We request the petitioner to construct 5-foot sidewalks behind 8-foot planting strips along North Alexander Street.

If we can be of further assistance, please advise.

- c: R. H. Grochoske (via email)
J. Shapard – Review Engineer (via email)
B. D. Horton (via email)
A. Christenbury (via email)
E. D. McDonald (via email)

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T. Votaw (via email)
Rezoning File