



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 09-044: Located on south side of Baxter Street near the intersection with South McDowell 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 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.

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

With the array of uses allowed in both the existing B-2 and proposed MUDD zoning categories, a wide range of trip generation is possible for this site. Given the size of the site and its proximity to the good street network in the area, there should only be minor impacts to the transportation system resulting from this rezoning.

CDOT requests the petitioner's agreement to the following request for staff support of this rezoning plan:

1. Although the requested zoning is not a conditional district, CDOT requests the petitioner to construct a 10-foot multi-use path from Baxter Street to the northwest corner of Parcel 12520130, where a path was previously requested under rezoning case 2008-116.

Please advise if we can be of further assistance.

c: R. H. Grochoske (via email)	Rezoning File
J. A. Carroll – Review Engineer (via email)	T. Votaw (via email)
B. D. Horton (via email)	
A. Christenbury (via email)	
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