



Charlotte Department of Transportation Memorandum

October 7, 2009

Tom Drake & Tammie Keplinger
Charlotte-Mecklenburg Planning Department

Michael A. Davis, PE
Development Services Division

Rezoning Petition 09-048: Located between East 7th street and Weddington Avenue (*revised September 18, 2009, due density reduction*)

CDOT previously commented on this petition on May 22, September 2, 2009.

Vehicle Trip Generation

This site could generate approximately 900 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,990 trips per day based on 366 proposed units versus the 390 units previously requested in earlier site plan submittals. This will have a minor impact on the surrounding thoroughfare system.

7th Street Infrastructure:

7th Street is presently a state-maintained facility, which will require that access be approved by both NCDOT and CDOT. CDOT understands that NCDOT will support preserving the curblines in their existing locations along 7th Street only if Bascom Street is extended to 7th Street, as currently depicted on the plan, and if Ranier Avenue is closed to vehicular traffic at 7th Street. CDOT is also in support of keeping the existing curb lines in place and extending Bascom Street to 7th Street.

CDOT requests the following changes to the site plan:

1. Note 4B in the development notes states that the petitioner will contribute five-thousand dollars towards traffic calming on Cameron Avenue. The City Policy for traffic calming requires certain warrants be met for the installation of certain devices, including a minimum traffic volume warrant. We do not expect that Cameron Avenue will meet the minimum volume criteria after completion of the project. If the developer remains committed to offering these funds, the note should be reworded to state that the petitioner will contribute five-thousand dollars towards traffic calming on Cameron Avenue subject to the City's policy for traffic calming. CDOT can evaluate Cameron Avenue after the project is complete and Bascom is extended to determine if the criteria have been met. If the developer so chooses, the note may indicate that the funds be made available for traffic calming in the greater Elizabeth neighborhood should Cameron not meet the criteria. Otherwise, CDOT would return these funds to the developer.

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2. CDOT requests that the “mid-block” Pedestrian Connector/Access between 7th Street and Weddington Avenue, as referenced in Development Note 2C, be placed in a public easement. The Development Notes and the Site Plan should be changed to reflect this.

If we can be of further assistance, please advise.

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