



Charlotte Department of Transportation

Memorandum

Date: May 27, 2009

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

From: Michael A. Davis, PE *Rich H. Gubala for*
Development Services Division

Subject: Rezoning Petition 09-055: Located along North Davidson Street between
East 35th Street and East 36th 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 future Transit Station Area of a Corridor. Such areas should include a dense and interconnected street network. 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 to bring the petition into compliance with best practices for multimodal transportation.

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. Note 4 on the site plan allows for required parking to be leased within 1,600 feet of the property. The note needs to be changed to reflect that a minimum of 10 parking spaces will be leased within 1,600 feet of the building.

In addition to the above, the petitioner is recommended to pursue the following items.

1. Note 6 on the site plan allows for deliveries to be received through the rear access of the building. It appears that there is no public access to the rear of the building. The petitioner should seek a cross access easement from surrounding properties so that access to the rear of the building will not be compromised.

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If we can be of further assistance, please advise.

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Rezoning File