



Charlotte Department of Transportation

Memorandum

Date: June 26, 2009

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

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

Subject: Rezoning Petition 09-057: Located on the west side of West Tyvola Road across from Paul Buck Boulevard (revised 6/19/09)

We previously commented on this petition in our May 26, 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 Mixed-Use Center. 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.

Vehicle Trip Generation

With the array of uses allowed in MUDD zoning categories, a wide range of trip generation is possible for either the existing or proposed zoning scenarios. Given the zoning change is a site plan amendment, there should only be minor impacts to the transportation system resulting from this rezoning.

We have the following comments regarding apparent conflicts between the proposed rezoning and existing ordinances or policies:

1. The development notes on the conditional zoning plan state the developer needs to construct 6-foot sidewalks behind 8-foot planting strips along West Tyvola Road which is a requirement of the MUDD zoning, however under section 6 it also states that it is the petitioner's intent to maintain the existing sidewalk along Tyvola Road. The apparent conflict between the development notes should be resolved.

Tom Drake & Tammie Keplinger

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If we can be of further assistance, please advise.

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Rezoning File