



# Charlotte Department of Transportation

## Memorandum

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**Date:** July 20, 2009

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

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

**Subject:** Rezoning Petition 09-066: Located on the north side of Central Avenue  
between Lansdale Drive and Rosehaven Drive

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**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. 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

This site could generate approximately 10 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 30 trips per day. This will have a minor impact on the surrounding thoroughfare system.

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

1. The City of Charlotte does not allow maneuvering for parking to take place in the right-of-way. The site plan depicts four parking spaces to be located in front of the existing building. It appears that at least one space will need to be removed from the site plan to accommodate maneuvering for the parking lot.

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. The developer needs to construct an internal five-foot minimum sidewalk linking the public sidewalk along Central Avenue with the primary entrance of each structure.

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2. The developer needs to provide bicycle parking, which should be located near the primary entrance of each structure.

If we can be of further assistance, please advise.

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Rezoning File