




Charlotte Department of Transportation Memorandum

Date: April 5, 2010

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

From: Michael A. Davis, PE 
Development Services Division

Subject: Rezoning Petition 10-022: Located on the south corner intersection of South Boulevard and South Caldwell Street Continuing southeast along Templeton Avenue (*Revised 3/19/10*)

We previously commented on this petition in our February 2, 2010 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 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.

Vehicle Trip Generation

The proposed development will generate a significant number of new trips onto the surrounding street system. The existing land use generates approximately 1,435 daily (two-way) trips, the difference between the existing and proposed build-out land as stated in the rezoning petition could generate an additional 7,060 daily trips. The petitioner agreed to conduct a Technical Transportation Memorandum (TTM) along with creating a new street grid network which will disperse the proposed trips in several directions, and chose to incorporate many of the Urban Street Design Guidelines (USDG) into the proposed development. CDOT is currently working with the petitioner's agents and additional CDOT comments including any required transportation improvements will follow the review of the Technical Transportation Memorandum.

CDOT requests the following changes to the rezoning plan:

1. Conditional notes for the proposed development need to be added to the site plan to include the proposed site's land use densities and parking (space) demands generated by the

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development plan. If the project plans to be phased and corresponding infrastructure phasing plan needs to be included.

2. We request a note be added to the conditional plan stating any proposed internal private streets will need to be located within a public easement and remain open to the public at all times (i.e. open 24 x7).

If we can be of further assistance, please advise.

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Rezoning File