



Charlotte Department of Transportation

Memorandum

Date: March 4, 2010

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

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

Subject: Rezoning Petition 10-027: Bounded by Scott Avenue, East Boulevard
and Floral Avenue

Project Overview: This application proposes a rezoning option within the East Boulevard Pedestrian Overlay District to opt out of streetscape and urban form requirements.

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 4,220 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 4,600 trips per day. This will have a minor impact on the surrounding thoroughfare system.

We have the following recommended changes to the plan:

1. We recommend the square footage addition up to 55,000 square feet or the allowance to reconstruct 50 percent of the existing square footage, before the streetscape improvements would be required, to only be applicable to the portion of the building that includes the anchor tenant and the portion that fronts Scott Avenue. This addition to the square footage is requesting to not include the portion from the anchor tenant to the buildings that front Floral Avenue and East Boulevard. It is requested that if any anchor tenant or addition be added to the site from the proposed anchor tenant to the buildings that front Floral Avenue and East Boulevard, the PED streetscape requirements be met.

2. The following optional development provisions should be made to become null and void when the proposed streetscape is implemented by the development: setbacks, streetscapes, parking and loading areas, street walls, and building entrances. By meeting the requirements in the zoning ordinance when the streetscape is implemented, the streetscape will be built in its correct locations as determined by the future curblines of East Boulevard, Floral Avenue, and Scott Avenue or as described in the area plan.

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. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
2. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s). Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

If we can be of further assistance, please advise.

c: R. H. Grochoske (via email)
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Rezoning File