



Charlotte Department of Transportation

Memorandum

Date: July 27, 2010

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

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

Subject: Rezoning Petition 10-056: Located near Barclay Downs bounded by
Carnegie Boulevard and Congress 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 Mixed-Use Activity Center. Such areas should include a dense and 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

With the array of uses allowed in O-1 and O-3 zoning categories, a wide range of trip generation is possible for either the existing or proposed zoning scenarios. Depending on the proposed size of the site there may be significant 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. A traffic study may be required if the proposed square footage is greater than 300,000 as stated in the Zoning Ordinance Section 9.703(17)(c). Therefore, a traffic study may be required prior to building permit approval. The developer will need to submit a Traffic Impact Study (TIS) in order to evaluate the effect that site generated traffic will have on the thoroughfare system in the vicinity. The preparer of the TIS must contact Jennifer Carroll (704-432-2674) of the Charlotte Department of Transportation (CDOT) prior to beginning the TIS to determine the study requirements.

In addition to the comments above, CDOT requests the following changes to the rezoning plan:

1. A detailed Conditional Plan needs to be submitted for review. CDOT understands the petitioner plans to submit a Conditional Plan for this case. With this submittal a vehicle trip generation analysis will need to be provided, including a detailed Traffic Impact Study with multi-modal transportation mitigation recommendations. Please contact Ms. Tina Votaw into the conditional 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