



Charlotte Department of Transportation Memorandum

Date: February 8, 2011

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE *R. H. Grochoske for*
Development Services Division

Subject: Rezoning Petition 11-006: Approximately 6.07 site located at 5146 Parkway
Plaza Boulevard (current vacant office building)

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 better 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 the I-1 zoning categories, a wide range of trip generation is possible for either the existing or proposed zoning scenarios. Given the size of the plan private school development there should only be minor impacts to the transportation system resulting from this rezoning.

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. Should the proposed site develop into a private school, the maximum number of students planned for this site (build-out) will be requested to determine the site traffic during school bell times, on-site stacking requirements to ensure traffic generated by the school will not queue into the public streets.

We have no transportation issues with this petition.

c: R. H. Grochoske (via email)
B. D. Horton (via email)
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Rezoning file