


# Charlotte Department of Transportation

## Memorandum

---

**Date:** August 22, 2007

**To:** Keith MacVean  
Charlotte-Mecklenburg Planning Department

**From:** Scott L. Putnam   
Development Services Division

**Subject:** Rezoning Petition 07-104: Located on the Northwest corner of Wesley Heights Way and Duckworth Avenue (revised 8/17/07)

---

We previously commented on this petition in our July 31, 2007 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 the Centers, Corridors and Wedges land use strategy to be implemented. This project site is located in a streetcar Corridor and does appear to support the Centers, Corridors and Wedges land use strategy.
- Goal 2 of the TAP describes various connectivity and design features that are important for motorists, pedestrians and bicyclists. Specific comments are identified below that need to be addressed for CDOT's support of the petition and to bring the site plan into compliance with the TAP and best practices for multimodal transportation.

### Vehicle Trip Generation

This site could generate approximately 400 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 950 trips per day. This will have a minor impact on the surrounding thoroughfare system.

We have the following specific comments that are critical to CDOT's support of the rezoning petition:

1. The UR zoning district requires a minimum of a 6-foot sidewalk. All sidewalks on all public streets within or abutting the site must have a minimum 6-foot sidewalk.
2. There is a proposed streetcar station located on Trade Street within ¼ mile of this site. In keeping with the TAP and transit station principles, 8-foot planting strips and 8-foot

sidewalks need to be constructed along all public streets in/abutting the site, and 8-foot planting strips and 5-foot sidewalks need to be constructed along all private streets.  
*(Previous review comment)*

If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske  
M.M. Magnasco/CDOT Review Engineer  
J.D. Kimbler  
A. Christenbury  
E.D. McDonald  
New Bethel Church Ministries, Inc/Joyce Martin  
Richardson Development Consultants, Inc/Trevant Richardson  
Rezoning File (2)