


# Charlotte Department of Transportation

## Memorandum

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**Date:** May 27, 2009

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

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

**Subject:** Rezoning Petition 09-003      Located on the northwest corner of East 10th Street and Seigle Avenue (*revised 5/15/09*)

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We previously commented on this petition in our November 25, 2008 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 Corridor and appears to support the Centers, Corridors and Wedges land use strategy, with the condition of retaining established block structure.
- 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 500 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 960 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. CDOT is requesting a raised pedestrian refuge area be reconstructed at the intersection of 12<sup>th</sup> street and 10<sup>th</sup> street to enhance pedestrian connectivity across 10<sup>th</sup> street and the future greenway system. This pedestrian refuge area will need to be constructed approximately in the original 10<sup>th</sup> Street median location prior to the Seigle Point development rezoning. A dedicated eastbound 10<sup>th</sup> Street left turn lane may be provided into the site's proposed private access driveway location between 12<sup>th</sup> Street and Seigle Avenue.

Tom Drake & Tammie Keplinger

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If we can be of further assistance, please advise.

MAD

c: R. H. Grochoske (via email)

A. Christenbury (via email)

T. Votaw (via email)

D. McDonald (via email)

B. Horton (Via Email)

Rezoning File