


Charlotte Department of Transportation

Memorandum

Date: June 5, 2007

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: Scott L. Putnam 
Development Services Division

Subject: Rezoning Petition 07-077: Located on the north side of East Tremont Avenue between Cleveland Avenue and South Boulevard (revised 5/18/07)

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.
- 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

We previously commented on this petition in our May 1, 2007, memorandum to you. This site could generate approximately 320 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 80 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 driveway on East Tremont Avenue needs to have a minimum width of 26 feet (Type II) and a minimum offset from the property line of 10 feet. Alternately, the driveway can have a minimum width of 22 feet (Type II-Modified), at least 14-foot radii, and an offset of 14 feet from the property line. Beyond the setback or back of sidewalk the driveway can transition to a minimum width of 16 feet for two way travel. (*Previous review comment*)

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2. It is recommended that the site obtains a cross access agreement with adjacent property owners to eliminate the need for a driveway on East Tremont Avenue. (*Previous review comment*)
3. All existing site driveways will be subject to current driveways regulations including possible relocation and/or closure with the redevelopment of the site. These items will be reviewed during the TOD review process. (*Previous review comment*)

If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske
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Rezoning File (2)