


Charlotte Department of Transportation

Memorandum

Date: May 30, 2007

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: Scott L. Putnam 
Development Services Division

Subject: Rezoning Petition 07-079: Located on the south side of North Tryon Street (US 29) and the east side of Pavilion Boulevard (Revised 05/23/07)

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

This site could generate approximately 3,800 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 8,800 trips per day. This will have a significant impact on the surrounding thoroughfare system.

Therefore, we request that the developer 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. We have met with the petitioner's traffic consultant to discuss the TIS requirements, but have not received a draft traffic study for review.

Since access is proposed to an NCDOT-maintained roadway, they may also require a TIS as part of their driveway permit approval process. They may have additional or different requirements for their approval than what is identified in this rezoning process. The developer/petitioner is recommended to meet with NCDOT early in the development process to identify any issues that they may have. It is our understanding that the petitioner's traffic consultant has also met with NCDOT staff concerning the traffic study and proposed access locations.

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

1. The existing reversible-lane gantries on North Tryon Street must be shown on the plan. *(Previous Review Comment -2)*
2. The proposed ten-foot planting strip and six-foot sidewalk along North Tryon Street needs to be shown on the plan along the entire street frontage.
3. 6-foot sidewalks and 8-foot planting strips need to be provided on all internal public and private streets.(TAP-best practices) *(Previous Review Comment -2)*
4. Multiple direct connections to the Mallard Creek Greenway need to be provided. *(Previous Review Comment -2)*

We support the following comments from Mecklenburg County Parks and Recreation:

1. Request that the developer construct this segment of the Mallard Creek Greenway. *(Previous Review Comment -2)*
2. Request that the developer construct a pedestrian bridge for access to the adjacent Verizon Wireless Amphitheater site. *(Previous Review Comment -2)*

If we can be of further assistance, please advise.

SLP

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