


Charlotte Department of Transportation

Memorandum

Date: October 10, 2007

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 07-087: Located on the southeast corner of Spencer Street and East 37th Street (revised 9/25/07)

We previously commented on this petition in our May 30 and July 24, 2007 memoranda 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 Wedge 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.

Trip Generation

This site could generate approximately 15 trips per day as currently zoned. Under the proposed zoning, the site could generate approximately 30 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. Residential driveways need to be offset a minimum of 10 feet from a side property line and be located at least 20 feet from any adjacent driveway. These dimensions need to be shown on the plan. Existing driveways on adjacent parcels need to be shown on the plan. (*Previous Review Comment – 2nd time*)

2. Curb and gutter is required along Spencer Street, located 13 feet from the face-of-curb to the centerline of the road. The centerline needs to be shown on the plan, and the face-of-curb dimensioned from that. (*Previous Review Comment – 2nd time*)

We have the following specific comments that are important to CDOT's support of the rezoning petition. We would like the petitioner to give serious consideration to these comments/requests. These may require coordination with related CMPC issues.

1. The petitioner should provide 5-foot sidewalks and 8-foot planting strips on Spencer Street consistent with TAP and best practices. (*Previous Review Comment – 2nd time*)
2. The site plan needs to provide internal sidewalks that connect the residential structure entrances to the sidewalk along the Spencer Street. (*Previous Review Comment – 2nd time*)

If we can be of further assistance, please advise.

SLP

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Rezoning File (2)