

# Charlotte Department of Transportation

## Memorandum

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**Date:** July 24, 2007

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

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

**Subject:** Rezoning Petition 07-087: Located on the southeast corner of Spencer Street and East 37th Street (revised 7/16/07)

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**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. (*Previous Review Comment – 2<sup>nd</sup> time*)
2. Curb and gutter is required along Spencer Street, located 13 feet from the face-of-curb to the centerline of the road. (*Previous Review Comment – 2<sup>nd</sup> time*)

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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 – 2<sup>nd</sup> 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 – 2<sup>nd</sup> time)*

If we can be of further assistance, please advise.

SLP

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