


Charlotte Department of Transportation

Memorandum

Date: July 20, 2007

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: Scott L. Putnam 
Development Services Division

Subject: Rezoning Petition 07-089: Located on the northeast corner of Oakwood Avenue and Anderson Street (revised 06/27/07)

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 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 30 trips per day as currently zoned. Under the proposed zoning, the site could generate approximately 40 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 site plan needs to show the driveway on the adjacent property (Parcel ID 09106113). A 20-foot separation is required between driveways.
2. Paving a portion of the alley is acceptable for access to this property. Charlotte Land Development Standard 11.19C needs to be used. Provide additional site information for Parcel 09106113 to ensure the required 20-foot clear zone per 11.19C.

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3. Curb and gutter is required along Oakwood Avenue and Anderson Street. The location of the face-of-curb is 13 feet from the roadway centerline. (*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 Oakwood Avenue 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 sidewalks along the Oakwood Avenue and Anderson Street. (*Previous Review Comment – 2nd time*)

If we can be of further assistance, please advise.

SLP

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