



Charlotte Department of Transportation

Memorandum

Date: October 31, 2007

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 07-106: Located between Rozelles Ferry Road and West Trade Street on Judson Avenue (revised 10/16/07)

We previously commented on this petition in our July 30, September 12, and October 1, 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 does not appear 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.

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

1. The petitioner has agreed to testing the existing pavement of Zebulon Avenue and Judson Avenue and submitting the results to CDOT prior to the issuance of the first building permit to determine whether the pavement design is sufficient to meet commercial street standards for the intended business park use. If the existing pavement does not meet or exceed the commercial street pavement design standard (CLDS detail #11.11), the petitioner will rebuild the street as necessary to achieve the standard. The Technical Data Sheet needs to indicate this requirement. (*Previous review comment*)

Keith MacVean
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If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske
M.A. Cook/CDOT Review Engineer
B.D. Horton
E.D. McDonald
A. Christenbury
Charlotte Mecklenburg Development Corporation/Robert J. Sweeney, Jr.
City of Charlotte Housing Authority/Charles Woodyard
Present Day Ministries/Gwendolyn Curry
Rezoning File (2)