


Charlotte Department of Transportation

Memorandum

Date: November 28, 2007

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 07-118: Located on the northeast corner of Providence Road and Westbury Road (revised 11/19/07)

We previously commented on this petition in our July 25, 2007 memorandum 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 Center 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 150 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 375 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 Development Standard note number 6 needs to be modified by deleting the clause, "if the existing right-of-way is inadequate" and adding "if the existing right-of-way is less than 50 feet from the centerline of the roadway".
2. We do not support the driveway to Providence Road described in Development Standard note number 6 because the site is adequately served by the Bermuda Road access and would result in encouraging unnecessary U-turns on Providence Road. This note needs to be deleted.

3. We do not support the option to request the abandonment of Bermuda Road as provided in Development Standard note 6 for the reasons provided below. This note needs to be deleted.

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 abandonment of Bermuda Road is not supported. This existing public street provides direct access to a neighborhood retail and commercial center. The direct pedestrian and bicycle connection to the adjacent commercial land use that is shown on the revised plan is acceptable.

If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske (via email)
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Rezoning File