


Charlotte Department of Transportation

Memorandum

Date: January 4, 2008

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 07-128: Located on both sides of Main Street between Baxter Street and Baldwin Avenue (revision received 1/2/08)

We previously commented on this petition in our September 24, 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 Wedge and does not appear to support the Centers, Corridors and Wedges land use strategy. The project is proposing increased density in a Wedge. However, since the site has good connectivity, is close to transit, and walkable to many activities, the project could be considered to be consistent with the TAP.
- 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 440 trips per day as currently zoned. Under the proposed zoning and new site plan, the site could generate the same 440 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. Consistent with the TAP (Section 2.9.6), existing street connections (Main Street) and platted non-existing streets shall be protected. Additionally the TAP requires that previously-terminated street, bicycle and pedestrian connections are to be restored where feasible. The proposed site plan must be in conformance with the TAP. This can be easily achieved by providing a sidewalk along the private drive connection from the realigned Main Street to the green area in the vicinity of the water quality pond then connecting to the sidewalk along Baxter Street. (*Previous review comment*)

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 site plan needs to provide an internal system of sidewalks that connects the building entrance(s) to the sidewalk(s) along the street. This can be achieved by constructing sidewalks connecting the two townhome buildings fronting the realigned Main Street to the sidewalk along the street. (*Previous review comment*)

If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske
S.L. Habina - CDOT Review Engineer
B.D. Horton
A. Christenbury
E.D. McDonald
Millennium 3 Design Group/ StoneHunt Development, LLC/Anthony V. Hunt
Rezoning File (2)