


Charlotte Department of Transportation

Memorandum

Date: September 24, 2007

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 (revised
9/11/07)

We previously commented on this petition in our August 29, 2007 memorandum to you. The revised site plan shows an increased development proposal and all of our previous comments apply not only to the previously submitted items but also the new part of the proposed development.

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. (*Previous review comment*)

2. We can support the abandonment of the segment of Main Street between Avant Street and Baxter Street provided that Avant Street is extended between Main Street and Luther Street. We cannot support the private street as shown and its stub into a single residential parcel (not owned by the petitioner) because there is little likelihood that it will connect with Luther Street in the future. The site plan shows 2 parcels with frontage on Luther Street that are owned by the petitioner and are of sufficient width to accommodate a local residential public street standard. This is necessary to maintain a network of interconnected streets and replace the connectivity lost by the abandonment of the section of Main Street described above. The plan needs to be updated to show this additional connection. *(Previous review comment)*
3. Driveways need to be a minimum of 10 feet from side property lines, a minimum of 20 feet from existing driveways, and perpendicular to existing/proposed public streets through the setback. *(Previous review comment)*
4. The driveways on the site plan are excessive in width and will not be approved as shown. Driveway widths will be determined during the urban review process.

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 needs to provide 6-foot sidewalks and 8-foot planting strips on Luther Street, Baxter Street, Main Street, Avant Street and its extension to Luther Street based on the TAP and best practices *(proposed Urban Street Design Guidelines)*. *(Previous review comment)*
2. The site plan needs to provide an internal system of sidewalks that connects the building entrance(s) to the sidewalk(s) along the street. *(Previous review comment)*

If we can be of further assistance, please advise.

SLP

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