


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 07-131: Located on the northeast corner of South Tryon Street and East Peterson Drive (revised October 2007)

We previously commented on this petition in our August 29, 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 Corridor 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.

Vehicle Trip Generation

This site could generate approximately 60 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 70 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. Aerial photography shows an existing planting strip between the back of curb and front of sidewalk on South Tryon Street. Under the proposed zoning 6-foot sidewalks and 8-foot planting strips, between the sidewalk and back of curb, on South Tryon Street and East Peterson Drive will be required. (*Previous Review Comment*)
2. Due to the existing median on South Tryon Street, the driveway will be restricted to right-in/right-out movements only. This should be noted on the site plan.

Keith MacVean
October 31, 2007
Page 2 of 2

If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske
M.A. Cook - CDOT Review Engineer
B.D. Horton
A. Christenbury
E.D. McDonald
Leon T Shanklin
Rezoning File (2)