

Charlotte Department of Transportation

Memorandum

Date: November 30, 2007

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: Scott L. Putnam *Scott L. Putnam*
Development Services Division

Subject: Rezoning Petition 07-143: Located on the northwest corner of North Tryon Street and Pavilion Boulevard (revised 11/16/07)

We previously commented on this petition in our October 30, 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 Corridor and appears to support the Centers, Corridors and Wedges land use strategy as increased commercial activity within a Corridor.
- 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 20 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 110 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. "Future NCDOT Pavilion Boulevard Extension" is shown on the Mecklenburg-Union Metropolitan Planning Organization (MUMPO) Thoroughfare Plan as Salome Church Road realigned in this location. This design needs to align with the Pavilion Boulevard leg of the intersection. We have provided the petitioner's agent with the centerline and laneage that needs to be used for this intersection.
2. The typical section needs to be removed from the plan.

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 entrances to the sidewalks along the street, including a connection to the sidewalk on North Tryon Street.

If we can be of further assistance, please advise.

SLP

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