


Charlotte Department of Transportation

Memorandum

Date: December 4, 2007

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 07-151: Located on the northwest corner of South Tryon Street and West First Street

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 as increased activity within a Center.
- 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

With the array of uses allowed in the MUDD zoning categories, a wide range of trip generation is possible for either the existing or proposed zoning scenarios. Given the size of the site, its proximity to transit, and the good street network in the area, CDOT feels that there should only be minor impacts to the transportation system resulting from this rezoning.

We have the following specific comments that are critical to CDOT's support of the rezoning petition:

1. The 2004-129 site plan and development standards need to be transferred and used for the conditional plan for this rezoning, and changed to reflect the proposed option to the original UMUD zoning.
2. CDOT is currently reviewing proposed mid-block crossing locations and decorative pavement treatments through the right-of-way encroachment process and the City's mid-block crossing policy/process. These items are not reviewed or approved through the zoning process and need to be removed from the site plan and will be addressed through the processes mentioned above.

If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske (via email)
B. D. Horton (via email)
A. Christenbury (via email)
E.D. McDonald (via email)
Childress Klein Properties/Tom Coyle (via email)
RBC Corporation/Molly Fowler (via email)
Rezoning File