


Charlotte Department of Transportation

Memorandum

Date: February 15, 2008

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 08-026: Located on the south side of South Bruns Avenue, between Mahopac Street and Katonah Avenue (revised 1/18/08)

We previously commented on this petition in our December 19, 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 appears 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 170 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 160 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. The site plan needs to provide a bicycle and pedestrian connection from Bruns Avenue along the west property line to the Charlotte Board of Education property towards the south.
(Previous Comment-2)

2. The right-of-way of Bruns Avenue is not dimensioned on the site plan and appears to be less than the 50-foot minimum width for a local residential street. If the existing right-of-way is not sufficient to meet the minimum standard, we request the petitioner/developer to dedicate and convey right-of-way in fee simple title, measured 25 feet from the centerline of the street. (*Previous Comment-2*)

If we can be of further assistance, please advise.

SLP

- c: R. H. Grochoske (via email)
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Rezoning File