


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 08-029: Located on the northwest corner of Custer Street and Catherine Simmons 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 as appropriately scaled development within a Wedge.
- 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 80 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 140 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. Although the proposed driveway is identified as a Type II-Modified driveway, it is not shown correctly on the site plan. This driveway type has a minimum width of 26 feet, requires the sidewalk to remain at grade through the driveway, and has radii with a minimum length equal to the planting strip. The site plan needs to be revised accordingly.
(Previous Comment-2)

2. The beginning of the bay taper for recessed on-street parking cannot be located closer than 20 feet from the end of the driveway/street corner radius. It appears that the site plan has been revised to show this, but the minimum dimension has not been indicated and because the driveway radii are not shown, the beginning of the on-street parking bay is also not shown correctly. (*Previous Comment-2*)

If we can be of further assistance, please advise.

SLP

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Rezoning File