



# Charlotte Department of Transportation

## Memorandum

---

---

**Date:** October 22, 2009

**To:** Tom Drake & Tammie Keplinger  
Charlotte-Mecklenburg Planning Department

**From:** Michael A. Davis, PE *Mike Davis*  
Development Services Division

**Subject:** Rezoning Petition 09-086: Located on the north side of Central Avenue  
between Piedmont Street and Louise Avenue

---

---

**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 implementation of the Centers, Corridors and Wedges land use strategy. This project site is located in a Corridor. Such areas should include a dense and interconnected network of thoroughfares and local streets. Specific comments are provided below to link proposed changes in land use with improved transportation network.
- **Goal 2** of the TAP describes various connectivity and design features that are important for motorists, pedestrians and bicyclists. Specific comments are provided below to bring the petition into compliance with best practices for multimodal transportation.

### Vehicle Trip Generation

This site could generate approximately 300 trips per day as currently zoned. Under the proposed zoning the site is also expected to generate 300 trips per day.

### CDOT requests the following changes to the rezoning plan:

1. There are currently two driveways entering the rear of the property. If the paved area to the rear of the building is not being utilized for the proposed use, CDOT request that the two driveways be closed.
2. More information on the proposed parking needs be provided in order to verify parking will conform with current CLDS standards and City of Charlotte zoning ordinances.

If we can be of further assistance, please advise.

c: R. H. Grochoske (via email)  
J. Shapard – Review Engineer (via email)

Tom Drake & Tammie Keplinger

October 27, 2009

Page 2 of 2

B. D. Horton (via email)

A. Christenbury (via email)

E. D. McDonald (via email)

T. Votaw (via email)

Rezoning File