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Memorandum

To: Jamie Mendoza Kanburoglu—Director of Planning and Zoning, Building and Development Services
From: Julio Paredes, Planner, Gaston—Cleveland—Lincoln MPO
Date: February 27, 2023
Subject: Riverbend Preserve Site Plan —GCLMPO Comments

Thank you for the opportunity to provide transportation comments on a proposed development located within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) geographic area. My comments are based on the review of the proposed site in accordance with the adopted Comprehensive Transportation Plan (CTP), the adopted 2050 Metropolitan Transportation Plan (MTP), and the current State Transportation Improvement Program (STIP).

On behalf of the GCLMPO I offer the following comments:

1. According to the 2020-2029 STIP and the 2050 MTP, there are no planned transportation improvement projects in the immediate vicinity of this development.
2. The CTP does not show any future highway improvements on any streets adjacent to the subject properties.

The CTP does include a recommended multiuse path along Johnson Creek as part of the Carolina Thread Trail. It is noted on the site plan to work with Catawba Lands Conservancy and Carolina Thread Trail on actual trail location.

3. Please note that any site plan that requires a driveway permit on an NCDOT roadway, or is adjacent to NCDOT roadways, the developer should work with NCDOT on any required driveway permits or any TIA requirements.

If you have any questions regarding my comments, please do not hesitate to contact me at 704-866-6980 or juliop@cityofgastonia.com.