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Memorandum

To: Jamie Mendoza Kanburoglu, MPA, CZO. Director of Planning and Zoning,
Building and Development Services
From: Julio Paredes, Planner, AICP, Gaston—Cleveland—Lincoln MPO
Date: October 10th, 2024
Subject: TRC Review for Evans Lake Subdivision - GCLMPO Site Plan Review

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

The site is located at Tax Parcels#: 3558604890, 3558604640, 3558600461, 3557690608, 3557595327, 3558408080, 3557590317, 3557595985, & 3557486997. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2020-2029 STIP, there are no funded transportation improvement projects in the immediate vicinity of this development.
2. A proposed new 3-lane Major Road, part of the Dallas North Loop is included in the MPO's CTP. This recommended new major road connects Lower Dallas Rd. and Dallas Stanley Hwy. A functional design has been completed for this proposed roadway, but the project is not funded and the alignment is subject to change.
3. The widening of Dallas-Stanley Highway is included in the MPO's CTP. The typical cross section for a four-lane divided road involves a minimum of 110 ft. right-of-way. The existing right-of-way along Dallas-Stanley Hwy is 60 ft.
4. According to the 2050 MTP, there will be a modernization improvement project of Dallas-Stanley Hwy - NC 275 (Modernize roadway and improve various intersections.)
5. The CTP shows recommended bicycle facilities improvements along Dallas-Stanley Highway (NC 275). These improvements are unfunded at this time
6. The CTP shows recommended bicycle facilities improvements along Kiser Dairy Rd. These improvements are unfunded at this time



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7. By establishing the region's future transportation needs, the CTP offers an organized way to identify, and eventually prioritize, the transportation projects that may be built in the communities within the GCLMPO area.
8. CTP projects shown as "Needs Improvement" or "Recommended" could become a funded project in the future, part of a development project, or may never become a funded project.
9. 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.
10. Attached you can also find a roadway functional design for the Dallas North Loop Functional Design. For more information regarding any roadway functional designs please contact the GCLMP office.

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