




Charlotte Department of Transportation

Memorandum

Date: September 23, 2011

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE 
Development Services Division

Subject: Rezoning Petition 2011-068: Approximately 1.50 acres located on East Morehead St between Kenilworth and Monticello Trail (*revised 9/12/2011*)

CDOT has previously commented on this petition to you on our August 19th memoranda to you.

Vehicle Trip Generation

This site could generate approximately 400 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 3,100 trips per day. The proposed trip generation from our earlier comments changed due to the revised site plan adding 25,000 SF of commercial use. Compared to the existing zoning the proposed development will have a significant impact on the surrounding thoroughfare system. CDOT has reviewed a Transportation Technical Memorandum (TTM), dated September 19, 2011 and offer the following comments below.

1. The site plan included in the TTM does not match the revised site plan submitted to City Planning, dated September 12, 2011. It is unclear how traffic entering the site will access the proposed underground parking deck and at-grade surface parking spaces.
2. The proposed trip generation in the revised site plan and TTM need to match.
3. The TTM analysis needs to determine if the additional 1,100 daily trips added due to the commercial use changes the analysis's conclusions and recommendations.

CDOT requests the following changes to the rezoning plan:

4. CDOT requests that the petitioner submit a more detailed conceptual site plan that shows elements such as proposed uses, building(s) footprints, parking areas, drive aisles, and the internal circulation patterns, so that we can perform a more site specific review. CDOT may have additional comments after the petitioner provides a more detailed site plan.
5. CDOT can support the two (2) driveway connections to Morehead Street, however a conditional note needs to be added that specifies the site's primary access (i.e. building occupants access) needs to enter/exit the site from the site's driveway farthest from Kenilworth Avenue. The site driveway closest to Kenilworth needs to be limited to service vehicles only.

6. East Morehead Street (NC Hwy 27) is an existing major thoroughfare which requires a minimum of eighty (80') feet of right of way per section 12.103 of the Zoning Ordinance. CDOT requests that the petitioner dedicate forty feet (40') of right way, measured from the centerline of the existing right of way into their site.

The following are requirements of the developer that must be satisfied prior to driveway permit approval. We recommend that the petitioner reflect these on the rezoning plan as-appropriate.

1. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' and two 10' x 70' sight triangles are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance(s). Such items should be identified on the site plan.
2. The proposed driveway connection(s) to East Morehead Street (NC Hwy 27) will require a driveway permit(s) to be submitted to CDOT and the North Carolina Department of Transportation for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.

If we can be of further assistance, please advise.

c: R. H. Grochoske
B. Horton
L. Mitchell (NCDOT)
Rezoning File