



# Charlotte Department of Transportation

## Memorandum

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**Date:** December 28, 2011

**To:** Tammie Keplinger  
Charlotte-Mecklenburg Planning Department

**From:** Michael A. Davis, PE *Rick H. Grochoske for*  
Development Services Division

**Subject:** Rezoning Petition 2011-068: Approximately 1.50 acres located on East Morehead St between Kenilworth and Monticello Trail (*revised 12/15/2011*)

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CDOT has previously commented on this petition on August 19 and September 23, 2011.

### Vehicle Trip Generation

This site could generate approximately 400 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,995 trips per day. 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 revised December 21, 2011 was submitted for CDOT and NCDOT's review. CDOT has completed its review and currently do not have any outstanding comments relative to the TTM. The petitioner may want to contact NCDOT directly to receive their comments on this case, since Morehead Street is state-maintained and the driveway will need to be approved by NCDOT.

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

1. The needs to revise the Conditional Notes (section 5, note c), delete: *except for driveways providing access* (i.e.: no "backing" maneuvers shall occur in the driveway throats within the setback.

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

2. 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.

If we can be of further assistance, please advise.

cc: R. H. Grochoske  
Dennis Rorie  
B. Horton

L. Mitchell (NCDOT)  
S. Cole (NCDOT)  
Rezoning File