



Charlotte Department of Transportation

Memorandum

Date: January 30, 2012

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 1/19/2011*)

CDOT has previously commented on this petition on August 19, 2011, September 23, 2011 and December 22, 2012.

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. CDOT has completed its review and currently does 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. 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-of-way, measured from the centerline of the existing right of way into their site. As a minimum the proposed 8' planting strip needs to be within the street right-of-way, the proposed 8' sidewalk can be located within a proposed sidewalk/utility easement. The revised site plan needs to show both East Morehead's existing and proposed right-of-way lines along the site's frontage.

If we can be of further assistance, please advise.

cc: R. H. Grochoske
Dennis Rorie
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L. Mitchell (NCDOT)
S. Cole (NCDOT)