



# Charlotte Department of Transportation

## Memorandum

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**Date:** May 25, 2012

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

**From:** Michael A. Davis, PE *Rich H. Frutkin for*  
Development Services Division

**Subject:** Rezoning Petition 12-043: Approximately 4.6 acres located on the north side of NC Music Factory Boulevard Near the intersection of Interstate 277 and North Graham Street. (*revised 5/18/2012*)

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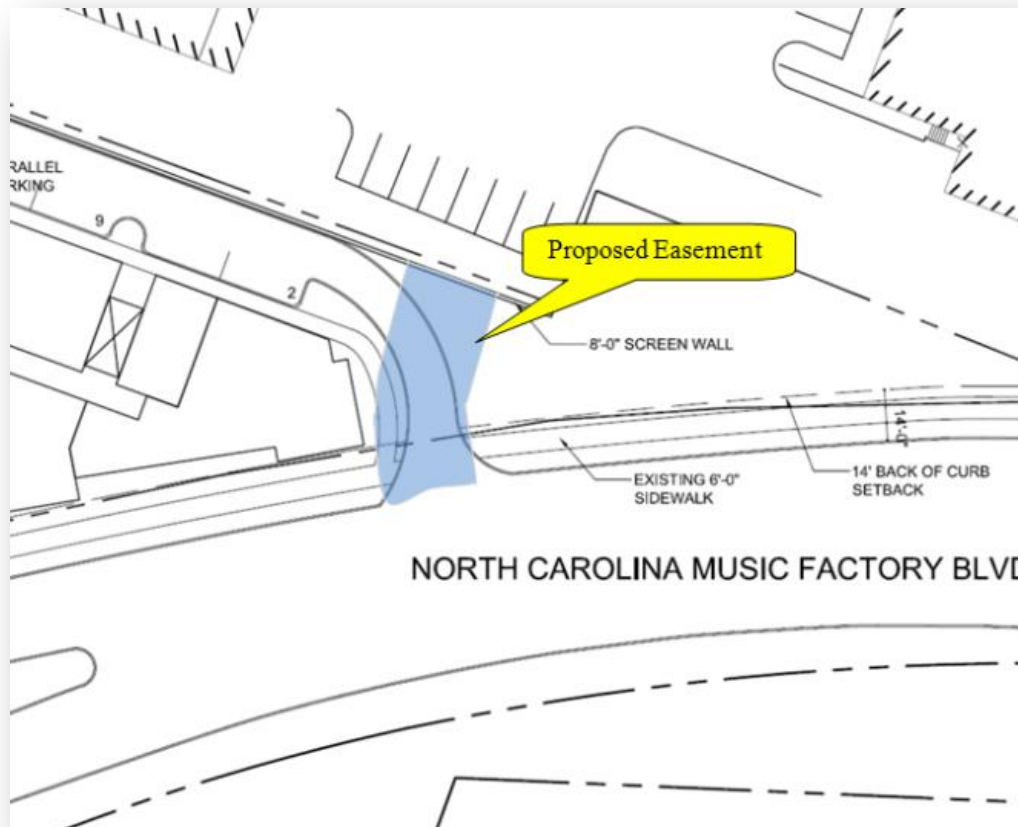
CDOT has previously commented on the subject petition in our March 20, 2012 memoranda to you. Based on our review of the revised site we offer the following comments.

### Vehicle Trip Generation

This site could generate approximately 1,100 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 5,400 trips per day. Although this is a significant increase in traffic, we are confident the street improvements completed with the NC Music Factory are adequate to accommodate this traffic based on the 2006 traffic study completed for the Music Factory development. We have requested the petitioner provide a letter to CDOT acknowledging and agreeing that the 2006 study be updated at such time the cumulative development rights along Music Factory Blvd exceed the proposed development rights in the study. *To date we have not received the above letter from the petitioner.*

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

1. Right-of-way for the existing Music Factory Blvd has not been platted. We request the petitioner commit to platting this right-of-way concurrent with building permit approval, if not sooner. Additionally, a partial relocation of Music Factory Blvd is proposed as part of a project to grade-separate CSX and Norfolk Southern. This relocation will allow Music Factory Blvd to be preserved as a 4-lane street throughout construction. We recommend the right-of-way for this relocation be dedicated as a condition of the zoning.
2. In the future it may be advantageous to create a private street and/or joint cross-access to the rear of the property to achieve vehicular/bike/pedestrian connectivity from NC Music Factory Boulevard to Spratt Street. We request the site plan include a note committing to the dedication of a public easement in the location generally depicted below.



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. The proposed driveway connections to NC Music Boulevard will require driveway permits to be submitted to CDOT for review and approval. The exact driveway locations and type/width of the driveways will be determined by CDOT during the driveway permit process. The locations of the driveways shown on the site plan are subject to change in order to align with driveways on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
2. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
3. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s). Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

Tammie Keplinger  
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If we can be of further assistance, please advise.

c: Louis Mitchell, PE  
Scott Cole, PE  
Michael Shumsky, PE