



Charlotte Department of Transportation

Memorandum

Date: September 5, 2012

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 12-071: Approximately 2.03 acres located on the northwest corner of East Morehead Street and Kenilworth Avenue (*revised 8/24/12*)

CDOT has completed a review of the subject petition in order to ensure consistency with the Transportation Action Plan (TAP). The TAP seeks to ensure that Charlotte's transportation network supports current and future land uses and includes streets that provide safe and comfortable mobility for motorists, pedestrians, bicyclists, and transit users. Based on our review of the petition, we offer the following comments.

Vehicle Trip Generation

This site could generate approximately 780 trips per day as currently zoned if developed as a 50,000 ft² office building. Under the proposed zoning the site could generate approximately 1,540 trips per day as retail and office uses. This will have a minor impact on the surrounding thoroughfare system.

We have the following comments on the site plan:

1. CDOT has completed a thorough evaluation of the access for this site. We have determined that access to this site must be accomplished with driveways that are restricted to right-in and right-out movements only. In order to properly restrict these driveways a raised concrete median will be needed on both Kenilworth and Morehead. We recommend the site plan depict this design or acknowledge it specifically in the notes.

If we can be of further assistance, please advise.

cc: R. H. Grochoske
S. Cole (NCDOT)