



Charlotte Department of Transportation

Memorandum

Date: January 25, 2013

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE *Mike Davis*
Development Services Division

Subject: Rezoning Petition **13-028:** Approximately 0.50 acres located on the north side of East Morehead Street between Queens Road and Bromley Road.

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

The subject rezoning petition proposes two different development scenarios. The first scenario includes using the subject parcel as a standalone surface parking lot, and the second scenario would allow for the construction of a 13,000 square foot office building. As such, the following trip generation estimates have been provided for both development scenarios.

This site could generate approximately 40 trips per day as currently zoned. Under the proposed zoning, which would permit the construction of a surface parking lot, the site would not generate any additional traffic based solely on the addition of surface parking. The site could generate 140 trips per day if developed as a 13,000 square foot office building.

CDOT requests the following changes to the rezoning plan:

1. We request the petitioner modify the site plan and connect the proposed parking lot to the existing parking lot on parcel 125-24-102.
2. We request that the petitioner label and dimension the right-of-way on East Morehead Street.

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 on Morehead needs to be eliminated from the site plan and any access to Morehead can be accommodated via the existing driveway on parcel 12524102 and using the requested connection between parking lots in the rear.

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2. Adequate sight triangles must be reserved at the existing street entrance. Two 35' x 35' and two 10' x 70' sight triangles are required for the entrance to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance. Such items should be identified on the site plan.
3. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
4. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
5. 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.

We anticipate that NCDOT will request the following and recommend the Petitioner work directly with NCDOT regarding the anticipated request.

1. We understand NCDOT will request the petitioner to remove the proposed access to East Morehead Street and connect the proposed parking lot with existing parking lot.

If we can be of further assistance, please advise.

F. Obregon

cc: D. Rorie
S. Correll
F. Burton
Rezoning File