



# Charlotte Department of Transportation

## Memorandum

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**Date:** February 25, 2013

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

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

**Subject:** Rezoning Petition 13-035: Approximately 0.49 acres located on the southwest corner at the intersection of West Morehead Street, Freedom Drive, and Walnut Avenue.

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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 145 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 2,300 trips per day.

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

1. Both Freedom Drive (NC 27) and Morehead Street (NC 27/29) are existing major thoroughfares and require 80' of right-of-way according to the MUMPO Thoroughfare Plan. As such, CDOT requests the petitioner dedicate approximately 40' of right-of-way in fee simple to the City from the centerline of each street. The proposed right-of-way line being requested will generally follow the back of sidewalk along Freedom Drive and continue around the corner to the back of sidewalk on Morehead Street. The proposed dedicated right-of-way needs to include all utility poles and traffic signal poles/equipment located in the southwest quadrant of Morehead Street and Freedom Drive.
2. We request the proposed bicycle parking area be relocated near the site's front patio area.
3. We request the proposed screening wall be offset at least 2' to 3' from the back of existing sidewalk along West Morehead St. to improve sidewalk walkability adjacent to this wall.
4. CDOT recommends the petitioner extend the patio's proposed hard-scape surface treatment west ward to connect to the existing Morehead Street sidewalk system. The intent of this request is to provide a continuous straight path for pedestrian walking along Morehead Street to Freedom Drive.

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 petitioner needs to remove the existing 30' wide driveway located on West Morehead Street, just west of Freedom Drive. The driveway apron needs to be removed and replaced with curb and gutter in addition to restoration of the planting strip.
2. Due to the driveway's limited sight distance, the petitioner needs to reconfigure/reconstruct the existing driveway located on Freedom Drive to a one-way driveway only for entering vehicles; modifications to the site's internal circulation plan will also need to be made. The specific driveway design will be identified and reviewed by CDOT during the construction permitting phase.
3. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' and two 10' x 70' sight triangles are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance(s). Such items should be identified on the site plan.
4. The proposed driveway connections to Morehead Street and Freedom Drive will require driveway permits to be submitted to CDOT and the North Carolina Department of Transportation (NCDOT) 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.
5. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
6. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
7. 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.

If we can be of further assistance, please advise.

R. Grochoske

Tammie Keplinger  
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cc: S. Correll  
D. Rorie  
Rezoning File