

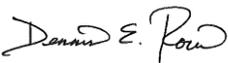


Charlotte Department of Transportation

Memorandum

Date: July 1, 2013

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: 
Dennis E. Rorie, PE
Development Services Division

Subject: Rezoning Petition 13-059: Approximately 6.0 acres located on north side of the Seaboard Coast Line Railroad between Louise Avenue and Hawthorne Lane.
(revised 6/14/2013)

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 1,300 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,450 trips per day.

CDOT requests the following changes to the rezoning plan:

1. We understand there may be interest in setting up a future street connection from Hawthorne to Louise. It is not clear if there is a viable alignment given the presence of existing structures along both streets. CDOT would support any such connection if it is possible to increase the connectivity between Hawthorne and Louise, whether public or private.
2. We request the petitioner modify the second sentence of Transportation note "5a" to the following "The petitioner will create an easement for such pathway and will be responsible for the installation of the pathway prior to the issuance of the first building certificate of occupancy for the site".

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 Louise Avenue access point must be relocated 50 feet north from the existing railroad tracks and align with the proposed parking aisle.

If we can be of further assistance, please advise.

F. Obregon

Tammie Keplinger
July 1, 2013
Page 2 of 2

cc: S. Correll
Rezoning File