



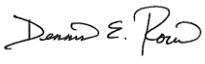
# Charlotte Department of Transportation

## Memorandum

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**Date:** April 29, 2014

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

**From:** Dennis Rorie, PE   
Development Services Division

**Subject:** Rezoning Petition 14-049: Approximately 1.53 acres located on the south side of Morrison Boulevard between South Park Drive and Sharon Road.

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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

We request the petitioner provide information for the remaining entitlements for the South Park site, so that we can accurately estimate trip generation for the existing zoning. Under the proposed zoning the site could generate approximately 3,500 trips per day.

CDOT has determined that a Traffic Impact Study (TIS) is required for the subject rezoning petition. The subject TIS has not been submitted to CDOT as of the time of this memorandum; however, specific transportation comments will be provided in subsequent memoranda after the TIS has been submitted and reviewed. The TIS needs to be submitted to CDOT for our review and approval four (4) weeks prior to the petition's Public Hearing date.

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. According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte.
2. Adequate sight triangles must be reserved at the existing/proposed street entrances. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrances. Such items should be identified on the site plan.

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3. The existing/proposed driveway connections to Morrison 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.
4. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
5. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
6. 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.

D. Rorie

cc: S. Correll  
Rezoning File