

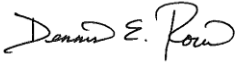


Charlotte Department of Transportation

Memorandum

Date: March 27, 2015

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: 
Dennis E. Rorie, PE
Development Services Division

Subject: Rezoning Petition 15-036: Approximately 2.98 acres located on the west side of Monroe Road at the intersection of Orchard Lake Drive and Lucy Jane Lane

CDOT has previously commented on the subject petition in our memorandum to you dated January 23, 2015.

Vehicle Trip Generation

This site could generate approximately 4,800 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 2,900 trips per day.

CDOT requests the following changes to the rezoning plan:

1. CDOT request the site plan needs to be revised to depict and label both existing and proposed public street right-of-ways along the site's street frontages. Monroe Rd. is designated as a major thoroughfare on CRTPO Thoroughfare Plan, and requires 100-feet of total right-of-way. We request the petitioner dedicate 50-feet of right-of-way as measured from the Monroe Rd.'s existing centerline along the site's frontage.

NCDOT

1. Monroe Road is maintained by the North Carolina Department of Transportation (NCDOT). They may have additional comments and/or requirements for the subject rezoning. We recommend the petitioner work directly with Mr. Brett Canipe with NCDOT (980-523-0000) during the rezoning process to identify any requirements that NCDOT may have.

If we can be of further assistance, please advise.

R. Grochoske

cc: S. Correll
Brett Canipe, NCDOT (via email)
Sean Epperson, NCDOT (via email)
Rezoning File