

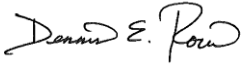


Charlotte Department of Transportation

Memorandum

Date: June 30, 2015

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: 
Dennis E. Rorie, PE
Development Services Division

Subject: Rezoning Petition 15-086: Approximately 11.1 acres located on the southeast corner at the intersection of Eastfield Road and Highland Creek Parkway.

CDOT has previously commented on the subject petition in our memorandum to you dated June 2, 2105.

Vehicle Trip Generation

This site could generate approximately 7,800 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 2,200 trips per day.

Since site access is proposed to an NCDOT-maintained roadway, NCDOT may require a TIS as part of their driveway permit approval process and/or may have additional or different requirements for their approval than what is identified in the City's rezoning process. The developer/petitioner is recommended to meet with NCDOT early in the development process to identify any issues that they may have.

In addition to the comments above, CDOT requests the following changes to the rezoning plan:

1. Eastfield Road is designated as a major thoroughfare according to the CRTPO Thoroughfare Plan which requires a minimum 100' of total right-of-way. We request the petitioner dedicate in fee simple 50' of right-of-way measured from the existing street centerline along the site's Eastfield Road frontage. Additional right-of-way may be required to provide additional turn lanes on Eastfield Road. CDOT and NCDOT will need to determine the future street cross-section of Eastfield Road to establish a future back of curb location along the site's Eastfield Road frontage so that the appropriate building set back line can be determined.

If we can be of further assistance, please advise.

R. Grochoske

cc: S. Correll
Bill Coxe, City of Huntersville (via email)

Tammie Keplinger

June 30, 2015

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Brett Canipe, NCDOT (via email)

Sean Epperson, NCDOT (via email)

Rezoning File