



# Charlotte Department of Transportation

## Memorandum

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**Date:** September 24, 2014

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

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

**Subject:** Rezoning Petition 14-077: Approximately 3.8 Acres Located on the West Side of Lancaster Highway, North of Winghurst Drive.

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CDOT has previously commented on the subject petition in our memorandum to you dated July 25, 2014.

### Vehicle Trip Generation

This site could generate approximately 125 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 500 trips per day.

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

1. The future back of curb should be placed 38' from the existing roadway centerline, instead of the 36' dimension on the current site plan.

We anticipate that NCDOT will require the following, and recommend the Petitioner work directly with Mr. Brett Canipe (980-523-0000) with NCDOT regarding their anticipated requirement.

1. Since access is proposed to an NCDOT-maintained roadway, they may require a right-turn lane as part of their driveway permit approval process. NCDOT may have additional or different requirements for their approval than what is identified in this rezoning process. We recommend the developer/petitioner meet with NCDOT early in the rezoning process to identify any issues that they may have.

If we can be of further assistance, please advise.

K. Bryant

cc: S. Correll  
Rezoning File