



Charlotte Department of Transportation

Memorandum

Date: April 29, 2009

To: Tom Drake & Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis *Rick H. Grochoske for*
Development Services Division

Subject: Rezoning Petition 09-037: Located around Dixie River Road and I-485
near Sandhaven Way (*Revised 4/17/09*)

We have the following specific comments regarding the proposed rezoning:

1. CDOT is requesting a Conditional Plan for Parcel “B” similar to the plan submitted for Parcel “A” associated with this petition. Parcel B’s proposed access points as shown on the current site plan do not match up with the existing zoning (i.e. existing zoning identifies three (3) access points and the April 17th site plan only shows one (1) access point. Once a detailed site plan is submitted for Parcel B, the analysis will be performed. Therefore, CDOT reserves the right to require turn lanes with future submittals of this petition.

In addition to the above requirements, CDOT requests the following:

1. CDOT requests a public easement across Parcel A, in alignment with the proposed driveway off Dixie River Road, to preserve future cross-access to Tax Parcel # 14117105 to the north of the project site.
2. The proposed Dixie River Road is a major thoroughfare with a proposed right-of-way of 100 feet. We request the developer/petitioner convey right-of-way in fee simple title, measuring 50 feet from the proposed centerline of the roadway.

If we can be of further assistance, please advise.

c: R. H. Grochoske (via email)
J. A. Carroll – Review Engineer (via email)
B. D. Horton (via email)
A. Christenbury (via email)
E. D. McDonald (via email)
T. Votaw (via email)
Rezoning File