



# Charlotte Department of Transportation

## Memorandum

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**Date:** May 20, 2011

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

**From:** Michael A. Davis, PE *Mike Davis*  
Development Services Division

**Subject:** Rezoning Petition 11-034: Approximately 1.25 acres located on the southwest corner of Park Road and Heather Lane.

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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

This site could generate approximately 1,520 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,485 trips per day. This will have a minor impact on the surrounding thoroughfare system.

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

1. Consistent with the approved site plan from the prior rezoning petition number 2008-033, provide a cross-access stub and cross-access easement to tax parcel number 14920352 (1433 Drexel Place) in the vicinity of where dumpsters are currently shown.
2. Remove the proposed right-out driveway on Park Road. It will be very difficult to design and sign this proposed driveway to prevent vehicles entering the site at this location. Should vehicles enter at this location they would most likely travel in the wrong direction (wrong way) in the drive-thru lanes.

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. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' and two 10' x 70' sight triangles are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance(s). Such items should be identified on the site plan.

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

c: R. H. Grochoske  
B. D. Horton  
Rezoning File