



Charlotte Department of Transportation

Memorandum

Date: February 24, 2012

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 2012-21: Approximately 5.0 acres located on the west side of University Executive Park Drive off West WT Harris Blvd (*revised 2/14/12*)

CDOT has previously commented on this petition in our memorandum dated January 24, 2012.

Vehicle Trip Generation

This site has unused development entitlements that are specified in rezoning petitions 1998 – 89 and 2001-103 (O-2CD), that give the petitioner the option to develop either an approximately 27,000 sf office building or a 114 room hotel. As such, the existing trip generation has been provided to reflect both scenarios.

This site could generate approximately 490 trips per day as currently zoned if developed as an office building. However, this site could generate approximately 930 trips per day as currently zoned if developed as a hotel. Under the proposed zoning (96 MF du) the site could generate approximately 700 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CDOT requests the following changes to the rezoning plan:

1. We request the petitioner provide a 20' minimum public access easement (i.e. not gated) along the easternmost north/south private drive from University Executive Park Drive to Tyler Trail Court.

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. The proposed driveway connection to University Executive Park Drive will require a driveway permit to be submitted to CDOT for review and approval. The exact driveway location and type/width of the driveway will be determined by CDOT during the driveway permit process. The location of the driveway shown on the site plan is subject to change in order to align with any driveway on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
2. 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,

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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