



Charlotte Department of Transportation

Memorandum

Date: April 23, 2012

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE
Development Services Division

Subject: Rezoning Petition 12-040: Approximately 0.65 acres located on the west side of Park South Drive between Fairview Road and Royal Crest Drive
(revised 4/13/2012)

CDOT has previously commented on the subject petition in our March 15, 2012 memorandum.

Vehicle Trip Generation

This site could generate approximately 10 trips per day as currently zoned, if developed as one single-family dwelling unit. Under the proposed zoning the site could generate approximately 882 trips per day, if developed as a 108 room hotel; this is a reduction of proposed trips compared to the original rezoning request. This will have a minor impact on the surrounding thoroughfare system.

CDOT requests the following changes to the rezoning plan:

1. Change Transportation Note “a” to: Dedication of street right-of-way to City: Street Right-of-way will be dedicated as shown on sheet A1.0. An 80’ right-of-width on Park South Road (40’ feet from the existing centerline) needs to be dedicated. The 40’ dedicated right-of-way along the site’s frontage includes space for a future 5’ bike lane. The call out note on Sheet also needs to be revised to denote right-of-way, not “setback”.

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 Park South Drive will require a driveway permits to be submitted to CDOT for review and approval. The exact driveway location and type/width of the driveways 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 driveways on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.

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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, 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.

D. Rorie

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