



Charlotte Department of Transportation

Memorandum

Date: April 20, 2012

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

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

Subject: Rezoning Petition 12-056: Approximately 1.13 acres located on the southwest corner at the intersection of Park Rd and Drexel Place

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 420 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 540 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 change the proposed one – way entrance only driveway on Drexel Place to a bi – directional driveway. The proposed driveway needs to align with the future driveway shown on rezoning petition 2008 – 033.
2. Provide a cross-access stub to the adjacent parcel (#14920619) to the south. The proposed cross – access stub needs to be similar in design and location to the one shown on the approved site plan for rezoning petition 2007 – 127.
3. Extend the existing median on Park Road north by an exact dimension that will be determined during the construction permitting process to protect northbound left - turn movements onto Drexel Place

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. According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way

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of a street under the regulatory jurisdiction of the City of Charlotte. At this time CDOT does not support the proposed driveway onto Park Road and ask the petitioner remove the proposed driveway from the site plan.

2. Adequate sight triangles must be reserved at the existing street entrances. Two 35' x 35' sight triangles are required for the entrance 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.
3. The proposed driveway connection to Drexel Place will require a driveway permit to be submitted to CDOT for review and approval. The exact driveway locations 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.
4. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
5. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
6. 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