



# Charlotte Department of Transportation

## Memorandum

---

**Date:** December 23, 2013

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

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

**Subject:** Rezoning Petition 14-010: Approximately 2.08 acres located on the West Side of Park South Drive between Royal Crest Drive and Fairview Road.

---

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 460 trips per day as currently zoned. Under the proposed zoning, this site could generate approximately 480 trips per day.

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

1. We request the petitioner remove the pavement markings indicating on-street parking on Park South Drive. This parking, if allowed, will not be marked.
2. Park South Drive is classified as a Minor Thoroughfare according to the CRTPO Thoroughfare Plan, and requires a total of 70' of right-of-way. As such, we request the petitioner dedicate 35' of right-of-way along the site's public street frontage, measured from the existing centerline of Park South Drive.
3. We request the petitioner show the proposed location of the gated fence referenced on the Illustrative Site Plan.

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 entrances. 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.

2. The existing driveway connection to Park South 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 driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
3. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
4. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
5. 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: S. Correll  
Rezoning File