



Charlotte Department of Transportation

Memorandum

Date: October 23, 2014

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE 
Development Services Division

Subject: Rezoning Petition 14-117: Approximately 5.25 acres located on the east side of Park South Drive near the intersection of Fairview Road and Park South Drive, also abutting Piedmont Row Drive South.

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 zero (0) trips per day as currently zoned. This is because the current Rezoning Petition 1995-017 only permits a non-trip generating use (parking structure) to be built. Under the proposed zoning the site could generate approximately 10,100 trips per day. CDOT is requiring a traffic impact study (TIS) in order to evaluate the traffic impacts of this site. Planning and CDOT met with the petitioner and his traffic consultant on October 15th and 23rd to discuss the need for additional street network within the area of influence, and finalize the TIS scope. Additional comments and any required transportation improvements will follow our review of the TIS.

CDOT requests the following changes to the rezoning plan:

1. Planning and CDOT recently met with the petitioner and his agents regarding the need to improve the local street connectivity as part of this development. Irrespective of what may be otherwise required by the Subdivision Ordinance, CDOT is seeking an east-west local street to be constructed through the site so that it may ultimately connect with Sharon Road to the east creating a parallel street to Fairview Road.
2. As part of the changes needed to the plan for comment 1, CDOT seeks to improve on the access configuration of Park South Drive. We request the petitioner construct a raised concrete median along Park South Drive between the site's southern property line and Fairview Road, allowing for signalized access where appropriate. This treatment will limit the remaining driveways along this section of Park South Drive to right-in/right-out traffic movements. The requested TIS will need to address traffic access along Park South Drive relating to existing and proposed driveways both on the west/east side of Park South Drive.

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 entrances. Such items should be identified on the site plan.
2. The proposed driveway connections to Park South Road, Piedmont Row Drive South, and a future east/west street connection along the site's southern property line will require driveway permits to be submitted to CDOT and the North Carolina Department of Transportation 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 locations of the driveways shown on the site plan are 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.
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 items (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 items. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

If we can be of further assistance, please advise.

R. Grochoske

cc: S. Correll
Rezoning File