



# Charlotte Department of Transportation

## Memorandum

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**Date:** March 15, 2012

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

**From:** Michael A. Davis, PE *Mike Davis*  
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

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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

The proposed site plan dated February 27, 2012 does not include the proposed number of hotel rooms. This information is needed in order for CDOT to provide a more accurate trip generation estimate. As such, the proposed trip generation provided in the current memorandum is based on a 0.5 parking space per room requirement for a hotel land - use provided in section 9.8507 of the zoning ordinance.

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 1,170 trips per day, if developed as a 176 room hotel. This will have a minor impact on the surrounding thoroughfare system.

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

1. Park South Drive is classified as a minor thoroughfare according to the MUMPO thoroughfare plan, and requires a total of seventy feet of right-of-way. As such, we request the petitioner dedicate thirty-five feet of right-of-way, measured from the centerline of the existing right-of-way, along the property frontage on Park South Drive.
2. We request the petitioner provide the proposed number of hotel rooms on the technical data sheet in subsequent submittals.

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3. Provide five feet of additional building setback along the petitioner's property frontage on Park South Drive to accommodate a future curb line that will be used to serve a new bi-directional bicycle lane and a northbound travel lane.
4. Reserve the first two internal parking spaces adjacent to the proposed entry – drive for patron pick – up/drop – off, and label these spaces as such on the 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. 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 of a street under the regulatory jurisdiction of the City of Charlotte.
2. 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.
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: R. H. Grochoske  
B. D. Horton  
Rezoning File