



Charlotte Department of Transportation

Memorandum

Date: June 1, 2006

To: Keith MacVean
Planning Commission

From: Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 06-083: Located off of Park Road between
Mockingbird Lane and Hedgemore Drive
(Revised 5/23/06)

We previously commented on this petition in our April 27, 2006, memorandum to you. This site could generate approximately 1,740 trips per day as currently zoned and built out. Under the proposed zoning the site could generate approximately 3,900 trips per day. This will have a minor impact on the surrounding thoroughfare system.

We have the following specific comments that are critical to CDOT's support of the rezoning petition:

1. The proposed median-divided drive aisle between the Pfeiffer building and the dumpster location does not appear to provide adequate aisle width for vehicles to back out of the four parking spaces along the Pfeiffer building. The design of this median-divided drive aisle may need to be modified to meet minimum standards for parking. This item will be further reviewed during the MUDD review process.
2. The design of the recessed parking along on Mockingbird Lane will be further reviewed during the MUDD review process. A width of at least 22 feet of asphalt (measured lip-of-curb to lip-of-curb) must be maintained for the Mockingbird Lane travel lanes between proposed bump-out areas. The recessed parking spaces can be reduced to a width of seven feet measured from the face of the recessed curblines to the lip-of-gutter of the travel lanes. No recessed parking spaces should be designed within 20 feet of the radius curb returns of any existing or proposed driveways. Additional existing curblines on Mockingbird Lane may have to be removed and reconstructed to accommodate appropriate transitions between the wide, median-divided section of Mockingbird Lane and the reduced cross-section (bump-out) for recessed parking.

If we can be of further assistance, please advise.

SLP

c: M.K. Dewey	Pfeiffer University/David W. Olive
J.D. Kimbler	GNA Design/T. Hawkins
A. Christenbury	Rezoning File (2)
E.D. McDonald	