



Charlotte Department of Transportation

Memorandum

Date: August 3, 2009

To: Tom Drake & Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis 
Development Services Division

Subject: Rezoning Petition 08-158: Located on the northwest corner of South Mint Street and West Park Avenue
(revised August 14, 2009)

We previously commented on this petition in our April 24, 2009 memorandum to you.

CDOT requests the following modifications to the plan:

1. Parking calculations need to be included on the site plan to ensure sufficient site parking is available. Charlotte's zoning code requires one parking space for every four seats (i.e. 188 spaces required for this site). Parking calculations need to include all on-site/off-site and on-street parking associated with parking the 750 seating capacity. These parking spaces need to be shown on the site plan. (*Previous review comment*)
2. We recommend an 8' planting strips and 6' sidewalks along both sides of West Park Avenue (as currently shown on the east side of West Park Avenue). A new 6' sidewalk should also be constructed on the west side of West Park Avenue and transition into the existing 7' sidewalk at South Mint Street, in front of the church sanctuary. The proposed new sidewalk on the east side of West Park Avenue near the existing Administration Building many needs to be relocated to pass around all large existing street trees so that they are not damage during new sidewalk construction.
3. A parking turn-out area needs to be constructed at the end of an existing parking lot located in the southeast quadrant of Spruce Street and Wilmore Drive so that vehicles at the end of this parking lot can back into this space to exit the site.
4. An existing 4' tall brick wall along South Mint Street needs to be lowered or removed to provide adequate intersection site distance at South Mint Street and West Park Avenue/Cliffwood Place (southbound looking east).

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.

5. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' and two 10' x 70' sight triangles are required for the entrance(s) to meet current

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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.

6. 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.
7. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
8. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
9. 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.

c: R. H. Grochoske (via email)
Jennifer A. Carroll (via email)
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Rezoning File