

Rezoning Transportation Analysis

Updated:1/26/2016

Petition Number 015-116

Location Approximately 13.22 acres located on the southwest corner at the intersection of Providence Road West and Johnston Road

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CDOT’s Review of this rezoning petition is intended 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.

This document is primarily for communication to Planning Department staff to be used in the overall City staff analysis of the rezoning petition and includes information on trip generation, outstanding site plan concerns, and an overall summary of the case from a transportation perspective.

Based on our review of the petition, we offer the following information for your consideration.

Transportation Summary

This petition significantly increases the trip generation of the site; however, the petition also includes increased mitigations and an additional access that will help reduce the impacts. These improvements are in response to a traffic study completed by the petitioner and reviewed by CDOT.

Trip Generation

| Existing Zoning | | | |
|-----------------|----------|-----------|--|
| Scenario | Land Use | Intensity | Trip Generation (Vehicle trips/day) |
| Existing Use | | | |
| Entitlement | | | 3,300 |

| Proposed Zoning | | | |
|-----------------|----------|-----------|--|
| Site Plan Date | Land Use | Intensity | Trip Generation (Vehicle trips/day) |
| | | | |

| | | | |
|---------|--|--|-------|
| 1/15/16 | Hotel Bank / Office Medical Office Retail Grocery Store Drive-in Bank Restaurant | 123 Rooms 21,500 sf 8,400 sf 10,400 sf 29,896 sf 2,500 sf 4,000 sf | 6,700 |
|---------|--|--|-------|

Outstanding Issues

1. CDOT has sent a list of transportation note edits to the petitioner to revise on the site plan as it relates to the accuracy of the proposed mitigations. CDOT is supportive of the petition once these revisions are addressed on the site plan.

Advisory Information

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. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' sight triangles are required for the entrance(s) to meet 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.
3. The proposed driveway connection(s) to Euclid Ave. will require a driveway permit(s) to be submitted to CDOT for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are 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.
4. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
5. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
6. 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.