

Rezoning Transportation Analysis

Updated: 3/4/2016

Petition Number 2016-014

Location Approximately 5.08 acres located on the east side of Carmel Road between Shadowlake Drive and Carmel Hills Drive..

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 will not significantly increase the amount of traffic that can be generated on the site. The primary transportation goals for this site are to improve walkability by implementing streetscape improvements around the site. The petition provides these improvements, wide sidewalks and planting strips. CDOT is requesting the petitioner modify the existing median on Carmel Road to provide a pedestrian refuge median to improve transit accessibility.

Trip Generation

| | Existing Zoning | | |
|--------------|-----------------|--------------|-------------------------------------|
| Scenario | Land Use | Intensity | Trip Generation (Vehicle trips/day) |
| Existing Use | Single Family | 2 Dwellings | 20 |
| Entitlement | Single Family | 15 Dwellings | 180 |

| | Proposed Zoning | | |
|----------------|-----------------|--------------|-------------------------------------|
| Site Plan Date | Land Use | Intensity | Trip Generation (Vehicle trips/day) |
| 2/19/16 | Townhomes | 35 dwellings | 260 |

Resolved Issues

1. The proposed location of Private Road A will create operational problems based on its offset from Glen Forest Drive. The access needs to either be aligned with Glen Forest to eliminate the offset, or located near the southern property boundary to provide adequate space for back-to-back left-turn movements.
2. CDOT requests the petitioner install a 13' planting strip and 6' sidewalk along the entire property frontage (future curb line accounts for a 5' bike lane).
3. Carmel Rd. is classified as a major thoroughfare on the CRTPO Thoroughfare Plan. CDOT requests that the petitioner dedicates 50' of right-of-way along the property's frontage, measured from the centerline of existing right-of-way. The ROW is to be dedicated at the time of subdivision review or when requested by City, whichever occurs first.

Outstanding Issues

- 1.) Modify the southern end of the existing Carmel Road median to provide a pedestrian refuge island.

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. 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 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.
2. The proposed driveway connection(s) to Duckworth Av. 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.
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.