

Rezoning Transportation Analysis

Updated: 2/11/2016

Petition Number 2016-027

Location Approximately 95.67 acres located on the east side of Statesville Road and west side of Statesville Road near the intersection of Statesville Road and Old Statesville Road.

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 effectively removes the conditional site plan and reverts to the former I-1 zoning district. A wide variety of uses are allowed under the I-1 zoning district. Depending on the type and intensity of uses that may be proposed under this district, CDOT may require improvements along Old Statesville Road and/or Statesville Road during the permitting process. The site may also trigger subdivision ordinance requirements to create new streets to be constructed on the site.

Trip Generation

Scenario	Existing Zoning		
	Land Use	Intensity	Trip Generation (Vehicle trips/day)
Existing Use			
Entitlement	Variety of entertainment uses		4,600

	Proposed Zoning		
Site Plan Date	Land Use	Intensity	Trip Generation (Vehicle trips/day)
N/A	Light Industrial	950,000 sf	6,600

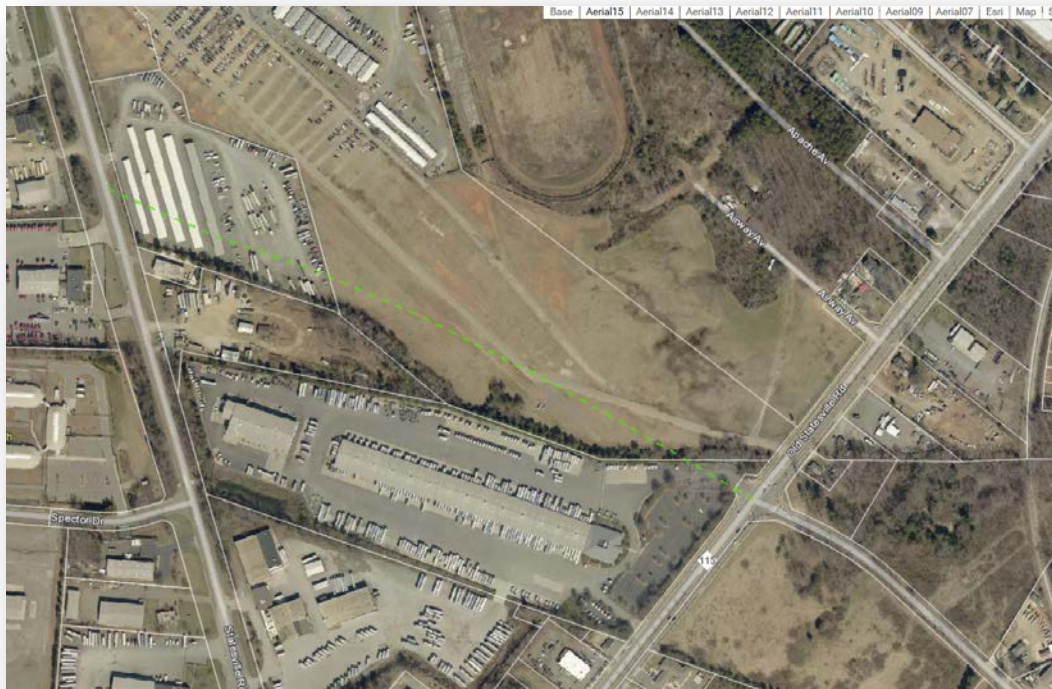
Outstanding Issues

None

Advisory Information

The following are requirements of the developer that must be satisfied prior to driveway permit approval.

1. Planning for the site should take into account the proposed north/south extension of Gibbon Road. The Gibbon Road extension will provide a continuous street connection between Statesville Road (SH 21) and West Sugar Creek Road.



2. 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. CDOT has determined that a left-turn lane is necessary to serve the traffic using the proposed public street/private driveway

connection(s) for this site. The engineering design and construction of the left-turn lane is the responsibility of the owner, and shall be performed by a professional engineer registered in the State of North Carolina who has roadway-design experience. CDOT will only approve the proposed public street/private driveway connection(s) provided that a left-turn lane is constructed on Statesville Rd. and/or Old Statesville Rd.

3. We anticipate that NCDOT may have additional transportation comments regarding this petition, since existing roadways surrounding this site are state-maintained. The Petitioner needs to work directly with Mrs. Wendy Taylor with NCDOT (980.523.0000).
4. 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.
5. Any proposed driveway connection(s) to Statesville Rd. or Old Statesville Rd. will require a driveway permit(s) to be submitted to CDOT and the North Carolina Department of Transportation 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.
6. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
7. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
8. 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.