

## Rezoning Transportation Analysis

**Petition Number** 2016-046 **Updated** 4/22/2016

**Location** Approximately 1.24 acres located on the north side of Central Avenue between Heath Court and Hawthorne Lane.

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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 site is bordered by an existing minor thoroughfare and an existing major thoroughfare near a signalized intersection. CDOT has not identified any negative impacts to the transportation facilities in the area. The site plan as presented complies with CDOT transportation goals to preserve right of way along Hawthorne Lane for the future streetcar alignment, protect the extension of Heath Court for future connectivity, and improve the east-west connectivity by widening the existing alley way.

### Trip Generation

	<b>Existing Zoning</b>		
Scenario	Land Use	Intensity	Trip Generation (Vehicle trips/day)
Existing Use	Restaurant	8.4k sf	760
Entitlement	Retail (1.24 acres of B-2)	12.4k sf	1750

	<b>Proposed Zoning</b>		
Site Plan Date	Land Use	Intensity	Trip Generation (Vehicle trips/day)
1/21/2016	Retail	16.1k sf	2750
	Office	18.1k sf	
	Storage (mini-warehouse)	125.8k sf	
3/21/2016	Retail	16.0k sf	2840
	Office	25.2k sf	

	Storage (mini-warehouse)	124.8k sf	
4/18/2016	No Change	-	-

**Curbline**

The proposed zoning district has a setback measured from an existing or proposed future curbline. The location of the future curbline is 7.50' from existing back of curb.

**Resolved Issues**

1. CDOT requests that the petitioner extend the existing median to restrict the driveway on Hawthorne Ln. to a right in right out.
2. CDOT requests that the petitioner make the east-west connector street function as a two way street.
3. CDOT request the petitioner provide a dimension from existing back of curb that specifies exactly where the future back of curb location is. This dimension needs to be 7.50' from existing back of curb.
4. CDOT requests that the petitioner dedicate right-of-way as needed to accommodate the streetscape improvements along Hawthorne Ln.

**Outstanding Issues**

None

**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 Central Ave. 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.

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.