

Rezoning Transportation Analysis

Petition Number	2016-050	Updated	3/9/2016
Location	Approximately 2.59 acres located on the west side of Old Concord Road between Suther Road and John Kirk Drive		
Staff Resource	Rick Grochoske	rgrochoske@charlottenc.gov	704.432.1556

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

To be provided prior to public hearing.

Trip Generation

Existing Zoning			
Scenario	Land Use	Intensity	Trip Generation (Vehicle trips/day)
Existing Use	Single Family	2 dwellings	29
Entitlement	(2.59 acres of INST)		Too many uses to determine

Proposed Zoning			
Site Plan Date	Land Use	Intensity	Trip Generation (Vehicle trips/day)
1/25/2016	Townhomes	26 dwellings	200

Curbline

The proposed zoning district has a setback measured from an existing or proposed future curbline. The existing right-of-way line on the east side of Old Concord Rd. is “fixed” due to existing Railroad.

Therefore widening and associated right-of-way dedication needs to occur along the west side of Old Concord Road. The location of the future back of curb along the site’s Old Concord frontage needs to 35.5’ as measured from the existing edge of pavement on the east side of Old Concord Rd. We request this curbline be constructed with the petition and right-of-way dedicated to include 2’ behind the permanent sidewalk location.

Resolved Issues

Outstanding Issues

1. As per the Subdivision Ordinance, we understand that the petitioner needs to revise the site plan to designate a local public street between Old Concord Rd. and the site’s western property line. This public street needs to be built to local residential wide street typical section as specified in the *Charlotte Land Development Standards* (see CLDS U-03A and U-03, revision 13) including 8’ minimum planting strip and 6’ wide sidewalk on both sides. This east/west two-way street needs to provide direct access to Old Concord Rd.
2. CDOT does not support the proposed one-way circulation plan that requires that drivers use Old Concord Road to access parking in certain situations.
3. We request the petitioner provide an 8’ planting strip and 12’ wide asphalt multi-use path along the site’s Old Concord Rd. frontage in lieu of bike lanes on Old Concord Road.

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. The setback for this district is measured from the back of the existing or future curbline as determined by CDOT and Planning during the permitting process.
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.
3. 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.
4. The proposed driveway connection(s) to Old Concord 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.

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