

Rezoning Transportation Analysis

Petition Number 2016-053 **Updated** 8/25/2016

Location Approximately 14.21 acres located on the west side of Reames Road between Lakeview Road and Anston Crossing Drive.

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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 reduces the entitled daily trip generation of this site and commits to installing sidewalk along public street frontage and throughout the development. In addition, a new public street connection improves the local street network and provides a stub to adjacent undeveloped property. CDOT requests that the site plan is further revised to remove gated access and commit to a left turn lane into the site from Reames Road, a minor thoroughfare.

Trip Generation

Existing Zoning			
Scenario	Land Use	Intensity	Trip Generation (Vehicle trips/day)
Existing Use	Vacant	N/A	0
Entitlement	Single Family	257 dwellings	2,500

Proposed Zoning			
Site Plan Date	Land Use	Intensity	Trip Generation (Vehicle trips/day)
1/25/2016	Apartments	266 dwellings	1,750
3/24/16	Apartments	260 dwellings	1,700

Curbline

The proposed zoning district has a setback measured from an existing or proposed future curbline. The petitioner needs to revise the site plan to depict and dimension the future back of curb along the site's Ream Rd.'s frontage as 24' as measured for its existing centerline.

Resolved Issues

1. CDOT does not support the proposed subdivision's street network. The petitioner needs to revise the site plan to provide improved street connectivity through and to adjacent surrounding parcels. The proposed east/west public street accessing the site from Reames Road needs to provide direct vehicle/pedestrian access through the site and a possible future connection to Potomac Blvd. (directed towards vacant lots). Also a northern public street stub needs to be provided directly to tax parcel no. 02513509.

Outstanding Issues

1. Reames Rd. is designated as a minor thoroughfare on the City's approved Thoroughfare Plan, therefore, the petitioner needs to revise the site plan to depict and label the dedication in fee simple 35' right-of-way along the site's Reams Rd.'s frontage as measured from Ream Rd.'s existing centerline.

8/26/16 Update: The line work indicates that a 35' right of way existing. CDOT requests that the petitioner label/dimension and add a note indicating the dedication.

2. The petitioner needs to revise the site plan by adding a conditional note that states: The Petitioner will provide for 150' northbound Reams Rd. left turn storage lane with appropriate bay taper length at Brookline Ridge Dr.
3. The petitioner needs to revise the site plan to depict and dimension the proposed local residential wide street within the site, including 8' sidewalks (due to the site's proposed 12 units/ac. density) and 8' planting strips on both sides of the proposed street (see CLDSM U-03 and U-03A).
8/26/16 Update: The line work indicates that the cross section for the public street meets the standard above. CDOT requests that the petitioner label/dimension the cross section as "public" and with a reference to CLDSM U-03.
4. The petitioner should revise the site plan to remove transportation conditional note #3 on Sheet RZ-1. CDOT does not support gated access on public streets. Additionally, since there will be no gate the associated median break and waiting bulb-out are not needed and should be removed.
5. The petitioner should revise the site plan to label and dimension the future back of curbline on Reames Road as noted in the Curbline section of this memo.
6. The petitioner should revise the site plan to show sidewalk utility easement contiguous to the public right of way.

7. The petitioner should revise the site plan to add a note specifying dedication and fee simple conveyance of all rights of way to the City before the site's first building certificate of occupancy is issued.
8. The petitioner should revise the site plan to add a note specifying all transportation improvements will be constructed and approved before the site's first building certificate of occupancy is issued or phased per the site's development 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 to Reams 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 and type/width of the driveways will be determined by CDOT during the driveway permit process. The locations of the driveway 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.