

Rezoning Transportation Analysis

Petition Number 2016-071 **Updated** 3/23/2016

Location Approximately 3.28 acres located on the north side of West Tyvola Road between City Park Drive and Speer Boulevard.

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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 request substantially complies with streets and approved driveways from the original rezoning.

Trip Generation

| | Existing Zoning | | |
|--------------|--------------------------------|-----------|-------------------------------------|
| Scenario | Land Use | Intensity | Trip Generation (Vehicle trips/day) |
| Existing Use | Vacant | | |
| Entitlement | Need information from Planning | | |

| Proposed Zoning | | | |
|-----------------|--------------------------------|-----------|---|
| Site Plan Date | Land Use | Intensity | Trip Generation (Vehicle trips/day) |
| 2/22/2016 | Need information from Planning | 20k sf | There will be an increase in trips for additional drive thru. |
| | | | |

Outstanding Issues

1. Drives #1 and #3 should be relabeled as right-in/right-out, consistent with the existing zoning 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. The setback for this district is measured from the back of the existing or future curbline as determined by CDOT and Planning. The future curbline is correctly depicted on the zoning plan.
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. 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.