

Rezoning Transportation Analysis

Petition Number 2016-092 **Updated** 6/29/2016

Location Approximately 5.83 acres located on the east side of Meadow Knoll Drive near the intersection of Juniper Drive and Meadow Knoll Drive. Additionally, located on the west side of Statesville Road between Cochrane Drive and Oakwood 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 is an expansion of the area of an approved rezoning but does not expand the entitled land uses or trip generation of the original rezoning. CDOT has minor outstanding technical issues.

Trip Generation

Existing Zoning			
Scenario	Land Use	Intensity	Trip Generation (Vehicle trips/day)
Existing Use	Dev. Area B-2: Single Family Convenience Store Warehouse Dev. Area E-1: Vacant	4 dwelling 3600 sf 3182 sf N/A	270
Entitlement	Dev. Area B-2: Single Family (2.75 acres of R-4) Dev. Area E-1: Townhomes (Per RZ 2000-162)	11 dwellings 20 dwellings	260

Proposed Zoning			
Site Plan Date	Land Use	Intensity	Trip Generation (Vehicle trips/day)
3/28/2016	Dev. Area B-2: Apartments Dev. Area E-1: Apartments <i>Per Site Plan Note: ...the total number of units constructed between [this</i>	104 96	0 <i>(included in 5,600 trips approved per RZ</i>

	<i>petition and 2015-082] will be not be more than what was approved as part of Rezoning Petition No. 2015-082</i>		<i>2015-082)</i>
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Curbline

The proposed zoning district has a setback measured from an existing or proposed future curbline. The location of the future curbline is as described below. The petitioner should note that the curbline as described below does not include widths needed for required turn lanes and associated deceleration and taper lengths.

- Statesville Road’s existing curbline can remain as is. This section has recently been widened and no further cross section modifications have been identified at this time.
- Cindy Lane’s is designated as a minor thoroughfare and the future cross-section and curbline will be determined by CDOT during the permitting process in coordination with the City’s CNIP project team.

Resolved Issues

N/A

Outstanding Issues

1. The petitioner should revise the site plan to depict and label there will be no new site access driveways to Statesville Road or Cindy Lane.
2. The petitioner should revise the site plan Conditional note III. F. to read “...on Sheet RZ-02”.
3. The petitioner should revise the site plan to add a conditional note “All transportation improvements shall be completed and approved prior to the issuance of the first building’s certificate of occupancy.”
4. The petitioner should revise the site plan to depict on Sheet RZ-01 the extension of 6’ sidewalk along Cindy Lane as noted in III. H. Access and Pedestrian Circulation.

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 a new east/west street south of Development Area B.2 and through Development Area E.1 will require a driveway permit(s) to be submitted to CDOT 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.