

Rezoning Transportation Analysis

Petition Number 2016-102 **Updated** 6/23/2016

Location Approximately 6.32 acres located on the east side of South Tryon Street between Yancey Road and East Peterson 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 site is located on a major collector with a rear border to a major thoroughfare. The current site plan includes sidewalk along Yancey Road that improves the pedestrian environment. CDOT is concerned with the conflict between the future building on the South Tryon side of the property and the future street connection from Yancey Road to Orchard Circle as identified in the Scaleybark Transit Station Area Plan. Additionally, it is not clear that the site plan provides the adequate setback for the ultimate cross section on South Tryon as identified in the Scaleybark Transit Station Area Plan.

Trip Generation

Existing Zoning			
Scenario	Land Use	Intensity	Trip Generation (Vehicle trips/day)
Existing Use	Warehouse/Brewery	46,787 sf	2710
	Restaurant	20k sf	
	Drinking Place (ITE 925/Beverage, Food, Entertainment)	52.2k sf	
Entitlement	Warehouse/Brewery	46,787 sf	2710
	Restaurant	20k sf	
	Drinking Place (ITE 925/Beverage, Food, Entertainment)	52.2k sf	

Proposed Zoning			
Site Plan Date	Land Use	Intensity	Trip Generation (Vehicle

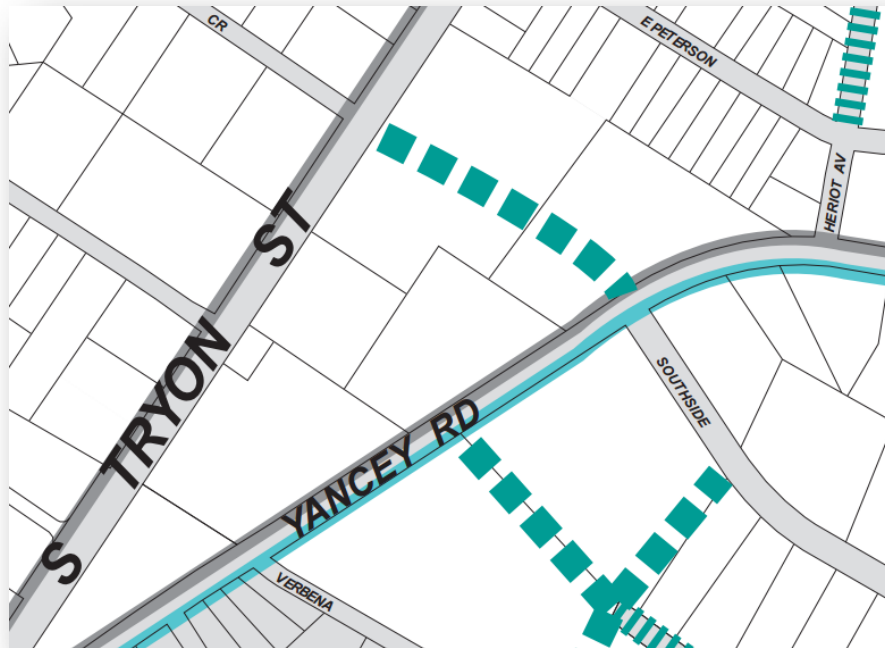
			trips/day)
4/20/2016	Warehouse/Brewery Restaurant Drinking Place (ITE 925/Beverage, Food, Entertainment) Office	58,847 sf 20k sf 52.2k sf 1340 sf	2800

Resolved Issues

1. The petitioner should revise the site plan to show reconstruction of the three existing driveways along the Yancey Road frontage since the site plan already shows construction of new sidewalk along the property frontage on Yancey Road.
2. The petitioner should revise the site plan to add a note stating that the on-street parking spaces will not be striped. Showing the spaces on the plan for conceptual identification of available parking is acceptable.

Outstanding Issues

1. The petitioner should revise the site plan to relocate the future manufacturing/office building so that it does not conflict with the future street connection from Yancey Road to Orchard Circle as identified in the Scaleybark Transit Station Area Plan.



2. The petitioner should revise the site plan along S. Tryon to match the Scaleybark Transit Station Area Plan. The future back of curb on S. Tryon St is 38' from the centerline of the roadway. The setback on S. Tryon needs to be measured from this future location. Petitioner should dimension 38' from centerline to future back of curb and required setback from future back of curb to future building.

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 curblines 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) 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.