

Rezoning Transportation Analysis

Petition Number: 2016-116

General Location Identifier: 16724102, 16724101, 16724199

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CDOT's review of this rezoning petition is intended to ensure consistency with the Transportation Action Plan (TAP) which seeks to ensure that the City'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 as part of the overall City staff analysis of the rezoning petition and includes an overall summary of the case from a transportation perspective, information on trip generation, and resolved or outstanding site plan concerns. Additional advisory information about the driveway permit process is provided for information only.

Based on our review of the petition, we offer the following information for your consideration.

Transportation Summary

The site is location on a major thoroughfare at a signalized intersection. The current site plan provides public street connections and commits to right of way dedication for the future cross section of South Tryon Street. However, the petitioner could further refine the site plan by making all internal streets public, providing planting strip and sidewalk along both sides of all streets, and revising interior lots to have alley-fed garages to provide better sidewalk uninterrupted by driveways.

General Description

The site is located on the east side of South Tryon St (major thoroughfare) at the signalized intersection with Beam Rd (minor thoroughfare)

Site is located in a wedge outside of Route 4

Westside Strategic Area Plan and the Bike Plan were referenced

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	2 dwellings	20	Tax Records
Entitlement with Current Zoning	Single Family	85 dwellings	900	RZ 2006-149
Proposed Zoning	Townhomes	127 dwellings	790	Site Plan: 06-23-16
	Townhomes	124 dwellings	775	Site Plan: 08-17-16

Resolved Issues

1. The petitioner should revise the site plan to show the following along the South Tryon site frontage:
 - a. 67 feet of right- of-way to be dedicated in fee simple as measured from existing centerline of the road to accommodate the future half-section of South Tryon Street. Existing and proposed right of way lines should be shown and dimensioned.

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- b. 8 foot planting strip and 6 foot sidewalk
2. The petitioner should revise the site plan to show the following at the South Tryon / Beam intersection:
 - a. Southbound left turn lane on South Tryon St to the site
 - b. Uninterrupted 150 foot stem for the fourth leg created by the development
 - c. Provide directional curb ramps at all corners of the intersection, marked crosswalks across all legs, and pedestrian signals.
3. The petitioner should revise the site plan to show the proposed south entrance to be right in/right out only. A median shall be provided on South Tryon St that extends 150' beyond the curb returns of the site access intersection.
4. 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.

Outstanding Issues

1. The petitioner should revise the site plan to show all residential units on public streets to be alley fed. The units should not have direct driveway access to the public streets.
2. The petitioner should revise the site plan to show the private streets designed to public street standard including 8 foot planting strips and 6 foot sidewalks on both sides. At a minimum, the private streets shall not have back of curb sidewalk. CDOT requests that the private street is revised to a public street.
3. 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. 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 (and two 10' x 70' sight triangles on North Carolina Department of Transportation on NCDOT maintained streets) 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 public streets will require a driveway permit(s) to be submitted to CDOT (and the North Carolina Department of Transportation on NCDOT maintained streets) 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.

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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.

Revision Log

Date	Description	By
07-22-2016	First Review	CA
08-24-2016	Hearing Review - Transportation summary added. Trip generation and resolved/outstanding issues updated.	KLA