

Rezoning Transportation Analysis

Petition Number: 2016-123

General Location Identifier: 11107301

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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 located on a major collector approximately 1500 feet west of a signalized intersection. CDOT has concerns with the current site plan because the petitioner has removed all previously proposed transportation improvements envisioned by the Rocky River Area Plan. The current site plan eliminates the construction of the proposed collector extension and proposes a parking lot that conflicts with the future facility. At a minimum the site design should reserve the street alignment right of way. Additionally, the current site plan has eliminated the construction of a sidewalk along the site's Reedy Creek frontage that was set in its future location to accommodate future buffered bike lanes.

General Description

Site is located outside the City limits on Reedy Creek Road, a major collector, approximately 1500 feet west of a signal at Harrisburg Road.

The Rocky River Area Plan identifies the extension of minor collector, Saddlehorse Lane, and bike lanes on Reedy Creek.

The site is located in the East Wedge outside of Route 4.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	1 dwelling	10	Tax Records
Entitlement with Current Zoning	Single Family (10.57 acres of R-3)	31 dwellings	360	General Guidance from Planning
Proposed Zoning	Church Daycare	750 seats 15,000 sf	1570	Site Plan: 06/10/16

Resolved Issues

N/A

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Outstanding Issues

1. The petitioner should revise the site plan to show the proposed extension of Saddlehorse Lane to the property boundary and connecting into existing Saddlehorse Lane as is was previously shown on the previous version of the site plan.
2. The petitioner should revise the site plan to show the proposed sidewalk as is was previously shown on the previous version of the site plan.
3. 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 as is was previously shown on the previous version of the site plan.
4. 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 as is was previously shown on the previous version of the site 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 (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.
3. 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.
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.

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Revision Log

Date	Description	By
08-02-16	First Review	WTG
09-21-16	Hearing Review	KMH
11-30-16	Third Review	KMH