

# Rezoning Transportation Analysis

Petition Number: 2016-126

General Location Identifier: 07321602; 07321601

From: **Kelsie Anderson, PE**

[Kelsie.Anderson@charlottenc.gov](mailto:Kelsie.Anderson@charlottenc.gov)

704-432-5492

Staff Reviewer: Terry Gortney, E.I.

[terry.gortney@charlottenc.gov](mailto:terry.gortney@charlottenc.gov)

704-336-2098

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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.

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

## Transportation Summary

The site is located at the unsignalized intersection of local streets, adjacent to the Irwin Creek Greenway, and approximately 500' south of the streetcar corridor on West Trade Street. The proposed site is generating low amounts of daily trips and is in an area where walking or other alternative modes of transportation will be very accommodating. CDOT is requesting that the petitioner complete the streetscape improvements by reconstructing the existing curb and gutter and dedicate right of way to back of sidewalk.

## General Description

The site is located at the unsignalized intersection of local streets, adjacent to the Irwin Creek Greenway, and approximately 500' south of the streetcar corridor on West Trade Street.

The site has "Time Restricted" parking to the south of the site on Margaret Brown St and "No Parking" to the west on S Sycamore St as identified in the Center City 2020 Vision Plan Enhancement Map.

The site is located in the Center City Activity Center and inside Route 4.

## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	N/A	0	Tax Record
Entitlement with Current Zoning	Single Family Townhomes	1 dwellings 2 dwellings	30	General Guidance from Planning
Proposed Zoning	Townhomes	7 dwellings	65	Site Plan: 07/22/16

## Curblines

The proposed zoning district has a setback measured from an existing or proposed future curblines. The existing curblines is in the correct future location.

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## Resolved Issues

N/A

## Outstanding Issues

1. The petitioner should revise the site plan to show 2'-6" curb and gutter, 8' planting strip, and 6' sidewalk along the site's frontage on S Sycamore St and Margaret Brown St.  
**Update 11/30/2016:** CDOT is requesting that the existing curb and gutter be replaced with new 2'-6" curb and gutter.
2. 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. CDOT is requesting that the petitioner dedicated ROW to be located 2' from the back of walk or at the back of walk where building abuts the sidewalk.
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. 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
11-30-2016	Second Review	KMH