

Rezoning Transportation Analysis

Petition Number: 2016-129

General Location Identifier: 04309104

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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

To be provided prior to public hearing.

General Description

The site is located and its access is on West Sugar Creek Road, an existing major thoroughfare.

The site is located within a wedge outside of Route 4.

The site was previously rezoned (case 2007-092).

West Sugar Creek Rd. is a state-maintained facility; therefore the petitioner needs to contact Ms. Wendy Taylor at 980-523-0013 to determine if NCDOT has any transportation comments associated with the subject petition.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	N/A	0	Tax Records
Entitlement with Current Zoning	Townhomes/Condos Single Family Home	145 dwellings 1 dwelling	900	RZ 2007-092
Proposed Zoning	Apartments	144 dwellings	1000	Site Plan: 07/25/16

Curbline

The proposed zoning district has a setback measured from an existing or proposed future curbline. The location of the future curbline is 36 feet as measured from West Sugar Creek Rd.'s existing centerline. This curb line location will accommodate a future Avenue cross-section, including five 11' travel lanes with intermittent pedestrian refuge islands and 6' bike lanes.

Resolved Issues

N/A

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Outstanding Issues

1. The petitioner should revise the site plan to include minimum 8' wide mid-block pedestrian refuge median along the site's West Sugar Creek Rd. frontage. The location of intermittent pedestrian refuge medians (i.e. pedestrian crossings) will be determined during the construction permitting process but should generally be located at the location providing the shortest distance from the residential units to the retail development across the street.
2. The petitioner should revise the site plan to include an accessible hard surface pedestrian connection from the site's internal private streets to David Cox Elementary School along the site's northern property line. This is consistent with commitments agreed to in the prior rezoning.
3. The petitioner should revise the site plan to convert the two way left turn lane to dedicated left turn lanes serving each proposed site driveway and balanced with the left turn needed for retail across the street. This is consistent with commitments agreed to in the prior rezoning. Limits of pavement milling and overlaying required due to pavement markings revisions and location of intermittent pedestrian refuge islands will be determined in the permitting phase.
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.

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
08-26-2016	First Review	RHG