

# Rezoning Transportation Analysis

Petition Number: 2016-146

General Location Identifier: 12103308 through 12103310

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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 along a major collector street, approximately 1000' from a major thoroughfare to the west and CATS' Blue Line to the east. The current site plan commits to construction of a new local street segment which is a valuable contribution to the development of a more dense transportation network to support the overall intensification of the area as envisioned by the area plan. However, CDOT feels strongly that the petitioner should revert to the prior site plan which provided site access directly to the new street. The current site design adds an driveway connection to W Tremont, a major collector, and does not activate the new street which may create a reoccurring enforcement and maintenance issue until the remainder of the street is constructed and connected to Doggett.

## General Description

The site is along West Tremont St, a major collector street, approximately 1000' from Tryon to the west and CATS' Blue Line to the east.

The site is in a corridor inside Route 4 and falls within the South End Transit Station Area Plan. This plan calls for a proposed north-south street connection at the eastern boundary of the parcels being rezoned. The South End Transit Area Plan calls for West Tremont St. to have an eight foot planting strip and an eight foot sidewalk.

## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Warehouse	23,687 sf	85	Tax Record
Entitlement with Current Zoning	Warehouse (0.74 acres of I-2)	23,687 sf	85	General Guidance from Planning
Proposed Zoning	Townhomes	18 dwellings	145	Site Plan: 09-26-16

## Curbline

The proposed zoning district has a setback measured from an existing or proposed future curbline. The location of the future curbline is located as shown on the site plan.

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## Resolved Issues

1. The petitioner should revise the site plan to show relocating the pedestrian zone from within the limits of the proposed driveway.

## Outstanding Issues

1. The petitioner should revise the site plan to show the proposed driveway access on the proposed local street and remove the driveway access in W. Tremont St. as shown on the previous site plan. CDOT does not support the current access plan.
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.
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
10-20-16	First Review	KMH
12-01-16	Second Review	KMH