

Rezoning Transportation Analysis

Petition Number: 2017-002

General Location Identifier: 16108113

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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 proposed site is a reuse of the existing building and is not a significant trip generator. CDOT requests that the petitioner consider dedication of right of way to accommodate street cross sections that accommodate all users.

General Description

The proposed site is located along Monroe Rd., a major thoroughfare, and has a future right of width of 100 feet. The site is located along a corridor, outside Route 4, and falls within the Independence Area Plan Boundary. The rezoning petition looks to reuse an existing single family residence and turn it into a salon. Access will be off Ross Moore Avenue, a local street.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	1 dwelling	10	<i>Petition</i>
Entitlement with Current Zoning	Office (.39 acres of O-2)	5.85k sf	150	<i>General Guidance from Planning</i>
Proposed Zoning	Tattoo Parlor	1.23k sf	Not a significant trip generator	<i>Site Plan: 08-11-16</i>

Resolved Issues

N/A

Outstanding Issues

1. The petitioner should revise the site plan to show dedicating the labeled future right of way.

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2. The petitioner should revise the site plan and notes to state that the petitioner is willing to dedicate any sidewalk utility easements and/or construction easements associated with the future Monroe Streetscape Project if it exceeds the right of way to be dedicated.
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.

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.

Revision Log

Date	Description	By
11-07-2016	First Review	KMH
01-24-2016	Second Review	KMH