

# Rezoning Transportation Analysis

Petition Number: 2017-007

General Location Identifier: 08920101, 0892123, 08920124

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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

To be provided prior to public hearing.

## General Description

The site is located within the CATS BLE corridor with access on North Tryon Street (US 29), a major thoroughfare that carries two local bus routes.

The site is located outside Route 4 and falls within the Old Concord Station Area Plan.

The current site plan proposes the site's access as a public street connection creating the fourth leg to the existing signalized intersection of N. Tryon St. and Old Concord Rd. This internal public street terminates at the site's western property line and will allow for a possible future street connection to Dawn Circle by others. In coordination with current petition 2017-007, this site would also have access to Northchase Drive, a local street.

## Trip Generation

| Scenario                        | Land Use   | Intensity                            | Trip Generation (vehicle trips/day) | Source                         |
|---------------------------------|--|--------------------------------------|-------------------------------------|--------------------------------|
| Existing Use                    | Manufactured Homes<br>Warehouse<br>Coffee Shop w/ Drive thru<br>Restaurant | 7.9 acres<br>2k<br>2.26k sf<br>3k sf | 2600                                | Tax Record/Aerial              |
| Entitlement with Current Zoning | Retail<br>(7.9 acres of B-2)   | 118.5k sf                            | 7600                                | General Guidance from Planning |
| Proposed Zoning                 | Apartments   | 130 dwellings                        | 900                                 | Site Plan 10-21-16             |

## Curbline

The proposed zoning district has a setback measured from an existing or proposed future curbline.

- N. Tryon Street curbline recently constructed by the CATS BLE project can remain as is.
- Internal public streets should conform to a local residential wide cross section per CLDSM

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## Resolved Issues

N/A

## Outstanding Issues

1. The petitioner should revise the site plan to depict and add a conditional transportation note to enter into a *Developer's Traffic Signal Agreement* with CDOT and be responsible for all costs associated with the proposed Old Concord Rd. eastbound fourth intersection approach, including all necessary geometric and traffic signal modifications at the intersection of N. Tryon St. and Old Concord Rd. Intersection modifications will include the removal of an existing pedestrian refuge island and implementation of a 150' northbound left turn storage lane on N. Tryon St. and an eastbound 150' storage lane with appropriate bay tapers on Old Concord Rd. The petitioner, CDOT, and NCDOT will work together during the permitting process to determine the proposed eastbound Old Concord Rd. intersection travel lane configuration, including "stem length" (area where no private driveways will be allowed) so that signal operations can be optimized (i.e.: concurrent left turn signal phasing) and to prevent vehicles from queuing onto N. Tryon St.
2. The petitioner should revise the site plan to depict and label all proposed public streets to be designed and implemented as local residential wide street section using CLDSM standard U-03. Also, public streets should be shown stubbed to property line.
3. The petitioner should revise the site plan to dedicate right of way for a local public street along the site's southern property line for a future right-in/right-out street connection to N. Tryon St. by others as parcels redevelop. This proposed east/west public street would help to create desirable transit station area block lengths between Old Concord Rd. and Northchase Dr.
4. The petitioner should revise the site plan to depict and label one of the two parking lot drive aisles be extended to the site's northern property line to create public street connection or provide future cross access easement between the site and tax parcel no. 08920104 when this property redevelops. It may be useful to swap the parking lot and 1-story building locations to create a better connection and provide desired stem length as described in comment 1.
5. 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.
6. The petitioner should revise the site plan to add a note specifying all transportation improvements will be approved and constructed 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.

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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  |
|----------|--------------|-----|
| 11-23-16 | First Review | RHG |
|          |              |     |