

Rezoning Transportation Analysis

Petition Number: 2017-008

General Location Identifier: 08912102

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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 within the CATS BLE corridor with access on Northchase Dr., a local street that terminates at a middle school. In coordination with current petition 2017-008, this site would also have access to North Tryon Street (US 29), a major thoroughfare.

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

Proposed sidewalks will provide for necessary pedestrian connections to N. Tryon St. and CATS BLE Old Concord Station. The site's proposed trip generation is substantially reduced from the current/entitled zoning.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	N/A	0	Tax Record
Entitlement with Current Zoning	Retail	55k sf	4600	RZ 1998-117
Proposed Zoning	Apartments	140 dwellings	975	Site Plan: 10-21-16

Curbline

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

- Northchase Dr.'s proposed back of curb line needs to be located approximately 20' as measured from the street's existing centerline to match the existing curb line as in place closer to N. Tryon St.
- 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 label the following:
 - Existing and proposed right-of-way,
 - Proposed Northchase Dr. back of curb location as specified above,
 - An 8' planting strip and 8' sidewalk along the site's Northchase Dr. frontage and connection to existing sidewalks located on parcels 08912103 and 08912108,
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 depict and add a conditional note that states: the petitioner will provide a minimum of 70' stem length for all driveway/intersection connections to Northchase Dr.
4. 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.
5. 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.
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.

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- 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