

Rezoning Transportation Analysis

Petition Number: 2017-015

General Location Identifier: 17708245

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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

This petition proposes a 7,200 square foot office building along Rexford Rd. in the Southpark Area. It is constructing new sidewalk and planting strip along with a new driveway. The daily vehicle trips generated by this rezoning will actually be less than what is currently being generated with the current use.

General Description

The site is on Rexford Rd., a local street, approximately 200' from the intersection with Roxborough Rd., and major collector. This intersection is proposed to be signalized in the future.

This site is in the Southpark Mixed Use Activity Center and falls within the boundary of the Southpark Small Area Plan.

There have been several recent rezoning approved in this general area. Two major ones include 2016-066 (The Southpark Marriot Hotel) and 2015-131 (The Colony).

Trip Generation

| Scenario | Land Use | Intensity | Trip Generation (vehicle trips/day) | Source |
|---------------------------------|----------|-----------|--|---|
| Existing Use | Bank | 3,148 sf | 470 | <i>Tax Record</i> |
| Entitlement with Current Zoning | Bank | 3,148 sf | 470 | <i>Guidance from Planning RZ 1977-011</i> |
| Proposed Zoning | Office | 7,200 sf | 180 | <i>Site Plan: 10-11-16</i> |

Curblines

The proposed zoning district has a setback measured from an existing or proposed future curblines. The location of the future curblines is as depicted on the current site plan in its current location.

Resolved Issues

N/A

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Outstanding Issues

N/A

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 |
|----------|---------------|-----|
| 11-17-16 | First Review | KMH |
| 11-17-16 | Second Review | KMH |