

Rezoning Transportation Analysis

Petition Number: 2017-018

General Location Identifier: 035-158-02, 035-158-03-, 034-158-04

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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 outside route 4 and within a wedge.

The site is at the unsignalized intersection go Old Plank Rd., a major collector, and Brookshire Highway (NC 16), a class II thoroughfare. Old Plank Rd. is a USDG avenue identified for farm-to-market upgrade and bike lanes. Brookshire is a USDG parkway maintained by the State.

The site was previously rezoned in 2004 (petition 2004-010) for medical office use; no major transportation comments were identified at that time.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	-	-	Tax Records
Entitlement with Current Zoning	Single Family (1.048 acres of R-3)	3 dwellings	155	General Guidance from Planning and RZ 2004-010
	Medical Office	3,500 sf		
Proposed Zoning	Mini-Storage	100,000 sf	250	Site Plan: 10-18-16

Resolved Issues

N/A

Outstanding Issues

1. The petitioner should revise the site plan to construct an 11' travel lane, 5' bike lane, 2.5 curb and gutter, 8' planting strip and 6' sidewalk along the site's Old Plank Rd. frontage. Old Plank Rd. as it approaches Brookshire Hwy will need additional pavement widening to provide for a three (3) travel lane approach to provide for a 12' receiving lane, a 150' left turn storage lane, and an 11' thru/right

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turn lane. These items need to be depicted and labeled on the revised site plan and described in a conditional note.

2. The petitioner should revise the site plan to include a 12' multi-use path (MUP) along the site's Brookshire Highway (NC 16) frontage. The petitioner will need to coordinate with Ms. Wendy Taylor with NCDOT at 980.523.0013 for their approval and placement of this MUP.
3. The petitioner needs to depict and label existing/proposed public right-of-ways and building setback lines on the revised site plan.
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. CDOT requests right of way set at 2' behind back of sidewalk.
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.
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
12/13/2016	First Review	RHG