

Rezoning Transportation Analysis

Petition Number: 2017-024

General Location Identifier: 091-05-108

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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.

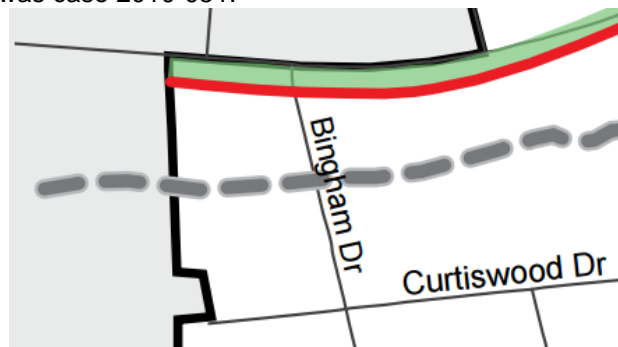
Based on our review of the petition, we offer the following information for your consideration.

Transportation Summary

This site is located on a minor collector just south of an unsignalized intersection with a major thoroughfare and north of the Blue Line Extension. The current site has a negligible increase in daily trips and furthers the envisioned transportation system by committing to construction of the complete cross section for the portion of the envisioned parallel route to N. Tryon between 36th street and Old Concord Road within the limits of the site.

General Description

This site is located on Bingham Drive, a minor collector, just south of N. Tryon St., a major thoroughfare, and north of the Blue Line Extension. It falls within the Old Concord Rd. Station Area Plan within a corridor outside Route 4. The area plan shows a street extension in this general area as seen below. Prior rezoning on the site was case 2010-051.



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Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	N/A	0	<i>Tax Record</i>
Entitlement with Current Zoning	Townhomes	24 dwellings	190	<i>RZ 2010-051</i>
Proposed Zoning	Age Restricted Apartments Townhomes	60 dwellings 5 dwellings	255	<i>Site Plan: 11-28-16</i>

Curbline

The proposed zoning district has a setback measured from an existing or proposed future curbline. The location of the future curb back of curb is as shown on the site plan.

Resolved Issues

1. CDOT requests right of way set at 2' behind back of sidewalk.
2. The petitioner should revise the public street 'A' cross section to include 6' bike lanes since they are adjacent to on-street parking.

Outstanding Issues

None

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.

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- 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
12-12-16	First Review	KMH
01-24-17	Second Review	KMH