

Rezoning Transportation Analysis

Petition Number: 2017-052

General Location Identifier: 20951133, 20951134, 20951135

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Revision Log:

Date	Date
First Review	03-27-2017
Second Review	04-13-2017
Trip Gen Desc Rev	05-08-2017

General Review Information

The site is on the corner Park Rd (major thoroughfare) with bike lanes and Smithfield Church Rd (major collector).

The site is located in a wedge outside Route 4 and adjacent to South Mecklenburg High, Smithfield Elementary, and Quail Hollow Middle schools.

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

The site is located at the signalized intersection of a six-lane major thoroughfare with bike lanes and a three-lane major collector adjacent to a three schools. The current site plan commits to a contribution to a pedestrian hybrid beacon on Park Road. CDOT requests that the Park Road frontage is reconstructed with the proposed development to eliminate the existing back of curb sidewalk along this high volume/speed street across from South Mecklenburg High School.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Senior Apartments Assisted Living	259 units 95 beds	1,120	RZ 2016-138
Entitlement with Current Zoning	Senior Apartments Assisted Living	379 units 127 beds	1,640	RZ 2016-138
Proposed Zoning	Senior Apartments Assisted Living	401 dwellings 127 beds	1,720	Site Plan: 02-24-17

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Outstanding Issues

1. ~~A Traffic Impact Study/Transportation Technical Memorandum is not need for the complete review of this petition.~~
2. ~~The petitioner should revise the site plan and add a conditional note to fully fund the design and implementation of a Pedestrian Hybrid Crossing Signal on Park Rd. between Smithfield Church Rd. and Arbor Pointe Dr., including the construction of a pedestrian refuge island in the existing median of Park Rd.~~
3. The petitioner should revise the site plan to depict, label, and add a conditional note for an 11' planting strip and 6' sidewalk along the site's Park Road frontage, including proposed right-of-way to be located 19' as measured from the Park Road's existing back of curb. The additional planting strip width will accommodate a future buffered bike lane. The proposed 6' sidewalk and 2' maintenance strip may be a sidewalk utility easement (SUE).

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.