

# Rezoning Transportation Analysis

Petition Number: 2017-091

General Location Identifier: Portion of 22504505

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## Revision Log:

Date	Description
05-18-17	First Review
06-14-17	Second Review

## General Review Information

The site is at the signalized intersection of Rea Rd (major thoroughfare) and Ballantyne Commons Parkway (major thoroughfare). The site is in a corridor outside Route 4.

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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.

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

## Transportation Summary

The site is located at the intersection of Ballantyne Commons Pkwy and Rea Rd, both major thoroughfares. The proposed zoning is not anticipated to generate many trips. In lieu of upgrading the existing planting strip and sidewalk to current standards, CDOT requests the petitioner provide easements along the site frontage for construction and maintenance of a future buffered bike lane, 8' planting strip and 6' sidewalk to be constructed by others upon request from the City.

## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	N/A	N/A	Tax Record, etc.
Entitlement with Current Zoning	Buffer	N/A	N/A	<a href="#">RZ 1989-039(C)</a>
Proposed Zoning	City Park	2.23 acres	20	Site Plan: 04-24-17

## Outstanding Issues

- ~~**Curbline** The proposed zoning district has a setback measured from back of the existing or proposed future curbline. The existing back of curb is in the correct future location.~~
- ~~**Traffic Study** A Traffic Impact Study/Transportation Technical Memorandum is not needed for the complete review of this petition.~~

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3. The site has existing 4 foot planting strip and 4 foot sidewalks along its frontage on Rea Rd and Ballantyne Commons Pkwy. As a standard practice CDOT requests upgrade of these types of facilities to our current standard - 8 foot planting strip and 6 foot sidewalk. However, CDOT is considering relief from this request for this specific petition due to the nature of the work proposed and the thoroughfare frontage along the site. The site plan should add a note to allow easements for construction and maintenance of a future 16' planting strip (8' buffered bike lane and 8' planting strip) and 6' sidewalk to be constructed by others upon request from the City.

## 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.