

# Rezoning Transportation Analysis

Petition Number: 2017-095

General Location Identifier: 22917108, 22917129, 22917128

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**Revision Log:**

Date	Description
07-20-17	First Review
08-18-17	Second Review

**General Review Information**

Site is located on Ardrey Kell Rd and Providence Rd (both major thoroughfares) and I-485 to the north. Part of the Rea Farms Rezoning 2015-022  
 Located in a wedge outside Route 4  
 City's Ballatyne and Providence intersection improvement project in design and utility relocation phase

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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 petition is a site plan amendment to the prior Rea Farms rezoning 2015-022. The proposed changes do not affect trips generated. However, CDOT continues to request the resolution of transportation note discrepancies between this plan, the approved traffic study, and the administrative amendment.

**Trip Generation**

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Entitlement with Current Zoning	Apartments Single Family Senior Att. Adult Retail Health Club Office Institutional Institutional	500 Dwelling 200 Dwelling 300 Dwelling 250k SF 250k SF 650k SF 17.8 Acres 26k SF	35,600	Rezoning 2015-022
Proposed Zoning			No changes to entitlements	Site Plan: 08-14-17

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## Outstanding Issues

Strikeout = Not an outstanding issue

1. ~~**Curblines**~~ Curblines were determined as part of Rezoning 2015-022
2. ~~**Traffic Study**~~ A Traffic Impact Study was done as part of Rezoning 2015-022. A traffic study is not needed for this petition.
3. The transportation notes submitted in this petition do not match the approved 2016 Administrative Amendment to Rezoning 2015-022 notes. The petitioner should revise the plans to show the approved transportation notes from Rezoning 2015-022.

## 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.