

# Rezoning Transportation Analysis

Petition Number: 2017-107

General Location Identifier: 14701173, 14701174

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## Revision Log:

Date	Description
07-12-2017	First Review
08-17-2017	Second Review

## General Review Information

The site is on S Tryon St (major thoroughfare) near signalized intersection with Remount (major thoroughfare) and is located in a corridor inside Route 4.

The site is within the limits of the New Bern Transit Station Area Plan.

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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 on a major thoroughfare near a signalized intersection with another major thoroughfare. The site plan commits to the future curbline and hardscape as envisioned by the area plan. However, CDOT continues to request the commitment to construction the future curbline location to accommodate on-street parking and bike facilities across the site frontage. Additionally, it appears the resubmitted site plan package is missing sheet 2 of 2.

## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Commercial	4,542 sf	910	Petition
Entitlement with Current Zoning	Commercial	4,542 sf	910	Petition
Proposed Zoning	Self-Storage	110K sf	280	Site Plan: 08-14-17

## Outstanding Issues

- Strikeout = Not an outstanding issue
- ~~**Curbline** The proposed zoning district has a setback measured from back of the existing or proposed future curbline. The location of the future back of curb is as depicted in the proposed site plan (35' from CL according to the New Bern Transit Station Area Plan).~~ **Callout/label future curbline**

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2. ~~Traffic Study~~ A Traffic Impact Study/Transportation Technical Memorandum is not needed for the complete review of this petition.
3. The petitioner should revise the site plan and conditional note(s) to reflect constructing new curb and gutter (with bike lanes and recessed parking) in the future locations as depicted in the New Bern Transit Station Area Plan. **Curb extensions as shown do not adequately accommodate bike lane.**
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 back of sidewalk / building face or the petitioner should revise the site plan to add a conditional note specifying the area outside the 40' from centerline right of way line and building setback line we be designated as a Sidewalk Utility Easement (SUE).
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.
6. Technical correction: The petitioner should revise the site plan to add a note specifying the proposed northern site driveway needs to align properly with an existing driveway on the west side of South Tryon St.

## 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

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construction/installation of the non-standard item(s). Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.