

Rezoning Transportation Analysis

Petition Number: 2017-108

General Location Identifier: 04723199, 04723114, 04723105

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Revision Log:

Date	Description
07-12-2017	First Review
09-26-2017	Second Review

General Review Information

The site is bound by Macfarlane Blvd and Ikea Blvd extension (major collectors) in an area between major thoroughfares and I-85. Site is located in a corridor outside Route 4.

The site is within the limits of the University City – McCullough Transit Station Area Plan.

Portion of site was part of prior rezoning 2013-052

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 along major collectors in a transit station area surrounded by major thoroughfares and I-85. CDOT recommends that the site plan commit to construction of a local north/south public street to support the goals of the area plan at the Blue Line Extension University City Boulevard Station and Park and Ride.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	N/A	0	Petition
Entitlement with Current Zoning	Warehouse (8.65 acres of I-1) Automobile Sales (7.22 acres of B-2(CD))	8,650 sf 50,770 SF	1670	General Guidance from Planning and RZ 2013-052

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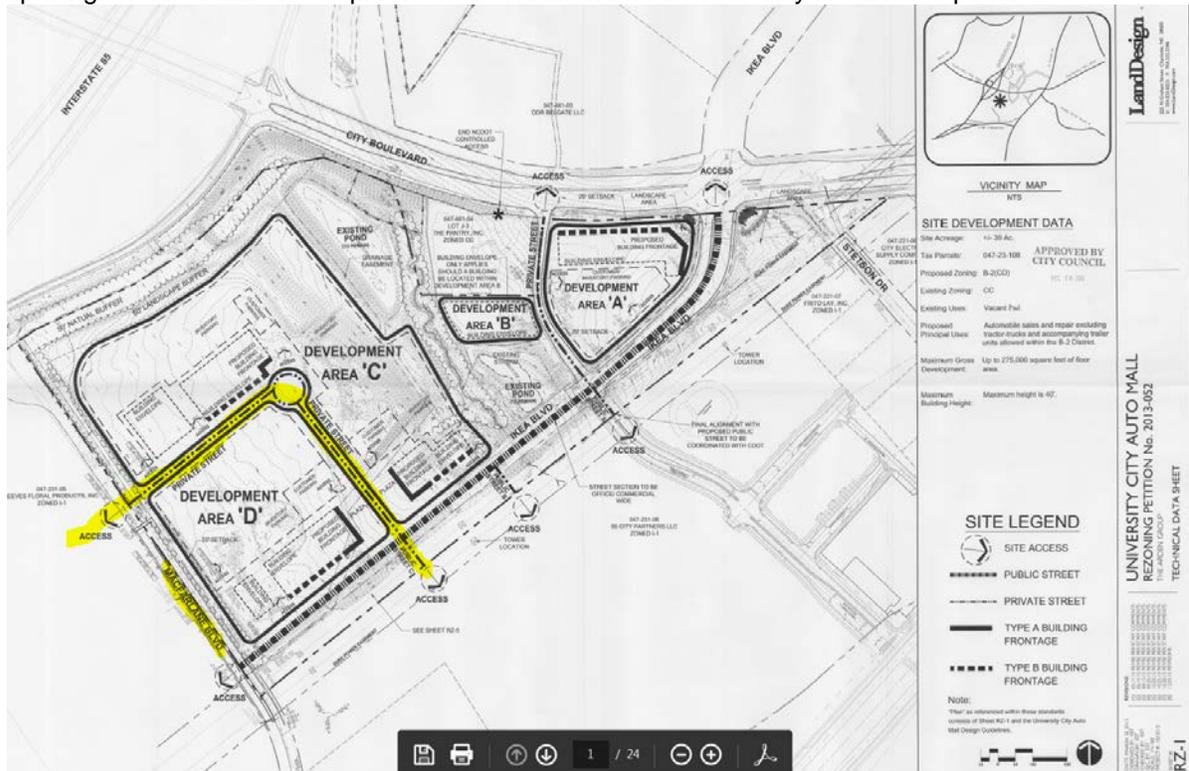
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	Warehouse (8.65 acres of I-1) Automobile Sales	8,650 sf 38,490 sf	1,280	Guidance from Planning and RZ 2013-052
Proposed Zoning	15.87 acres of MUDD	Too many uses to determine		Petition
	Golf Entertainment Complex	80,000 sf	3,000	Site Plan: 08-28-17

Outstanding Issues:

- 1. 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 will be determined by local street types committed to in the rezoning.
- 2. Traffic Study** A Traffic Impact Study/Transportation Technical Memorandum is not needed for the complete review of this petition.
- The petitioner needs to revise the site plan and add conditional notes to commit to the street network as envisioned in prior rezoning 2015-052 (see approved site plan below) with a public north/south local commercial narrow street section (CLDSM U-04) along the site's eastern property line, as shown in yellow highlight below. This planned north/south public street provides the desired block spacing for this transit development area and allows for a secondary site access point.



- 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 2' behind back of sidewalk where feasible.

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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. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.

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.