

Rezoning Transportation Analysis

Petition Number: 2017-151

General Location Identifier: 21322174

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Revision Log:

Date	Description
10-23-17	First Review
11-17-17	Second Review

General Review Information

The site is on Nolley Ct (local) and is located in a corridor outside Route 4. The site is within the study limits of the Independence Blvd Area Plan. Near potential Silver line alignment and station on Monroe. Existing express and local bus routes (65X-Matthews Express and 27 Monroe Road)

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

This site is located on a local street near the signalized intersection of a major thoroughfare and a minor collector. Adequate streetscape is in place to support the proposed development. However, CDOT continues to request that the petitioner remove the on street parking from their plans or show curblines reconstruction to create recessed parking as envisioned by the area plan.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	N/A	0	Tax Record
Entitlement with Current Zoning	Office	20,856 SF	400	RZ 2004-022
Proposed Zoning	Senior Apartments	135 dwellings	620	Site Plan: 09-22-17
	Senior Apartments	120 dwellings	380	Site Plan: 11-13-17

Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

- ~~**Curblines** The proposed zoning district has a setback measured from back of the existing or proposed future curblines. The existing curb is in the future location on Nolley Court.~~
- ~~**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 petitioner should revise the site plan to remove reference to on-street parallel parking. As a connection between major thoroughfares (Sardis and Monroe), Nolley Court's existing pavement width cannot support on-street parking. The petitioner may propose construction of recessed on-street parking along the site frontage.

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.