

# Rezoning Transportation Analysis

Petition Number: 2017-152

General Location Identifier: 02932134

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**Revision Log:**

| Date       | Description   |
|------------|---------------|
| 10-23-2017 | First Review  |
| 11-17-2017 | Second Review |

**General Review Information**

The site is adjacent to Prosperity Church Rd (minor thoroughfare), Johnston Oehler Rd (minor thoroughfare), Prosperity Crossing (local), and Docia Crossing Rd (local). The site is located in a center outside Route 4 and is within the study limits of the Prosperity Hucks Area Plan. Local bus route 22 (Graham).

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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 bordered by minor thoroughfares and local streets. The site plan commits to streetscape extensions and pedestrian connections through the site. However, CDOT requests commitment to construction of new streetscape sections to current standards and construction of unfinished street connections within the site as development occurs.

**Trip Generation**

| Scenario                        | Land Use                         | Intensity               | Trip Generation (vehicle trips/day) | Source                             |
|---------------------------------|----------------------------------|-------------------------|-------------------------------------|------------------------------------|
| Existing Use                    | Shopping Center                  | 69,783 SF               | 5,380                               | Tax Record                         |
| Entitlement with Current Zoning | Shopping Center                  | 69,783 SF<br>110,000 SF | 5,380<br>7,225                      | Tax Record<br>Current Entitlements |
| Proposed Zoning                 | Shopping Center<br>Movie Theatre | 49,280 SF<br>50,503 SF  | 3,230                               | Site Plan: 09-22-17                |
|                                 | Shopping Center<br>Movie Theatre | 59,497 SF<br>50,503 SF  | 4,850                               | Site Plan: 11-13-17                |

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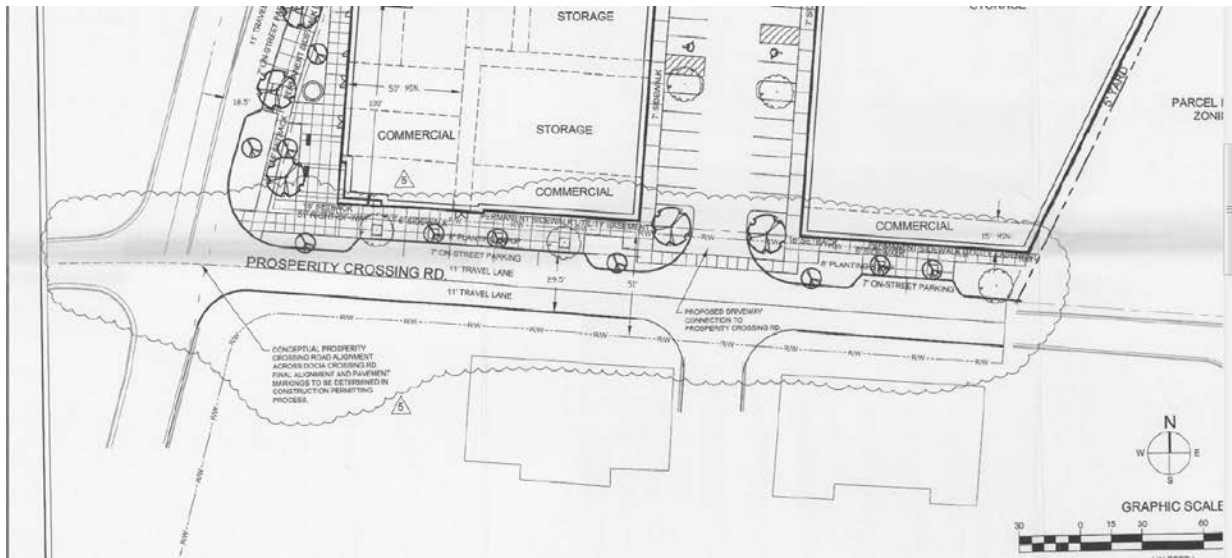
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## Outstanding Issues

Strikeout = Not an outstanding issue

- 1. Curbline** The proposed zoning district has a setback measured from back of the existing or proposed future curbline.
  - ~~a. Existing streets~~ The existing curbline is in the future location
  - b. Prosperity Crossing extension – The future curbline should match a local collector (CLDSM U-07) cross section
  - c. Future Local Street – The area plan shows future local street bisecting the parcel (east-west and north-south). These streets should match a local commercial wide (CLDSM U-05)
- ~~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 coordinate with Prosperity CNIP multiuse path project on Docia Crossing during permitting (project manager Ms. Kristie Kennedy 704-336-6194). Commitments may include multi-use path construction and amenities (i.e. benches, lighting, landscaping etc.) and/or the northern continuation of the multi-use path to Prosperity Crossing Dr., if requested by the Prosperity CNIP project team.~~

The petitioner should revise the site plan and conditional note 4 to extend Prosperity Crossing Dr. as a local collector street (see CLDSM U-07) to Prosperity Church Rd. The intersection of Prosperity Crossing Dr. with Prosperity Church Rd. should fall midblock between Johnston Oehler and Robert Helms. A direct extension of the existing Prosperity Crossing Dr. alignment is not acceptable because it will intersect Property Church Road too close to Robert Helms. A conceptual east-west alignment between DeArmon Rd. and Prosperity Ridge Rd. is shown below in "red" for the petitioner's information. The cross section should be encompassed within the site (i.e. northern curbline along northern parcel line) and properly transition between tax parcel no. 02932108 (see below approved rezoning petition 2016-055) and the site (parcel no. 02932134). The revised site plan needs to include a scaled conceptual alignment of Prosperity Crossing Rd. between Docia Crossing Rd. and Prosperity Church Rd. CDOT is available for a design meeting if requested by the petitioner.



- ~~4. The petitioner should revise the site plan and conditional notes 6 to include commitments to future bisecting streets as shown in the area plan and site access from these internal streets if existing large building (movie theater, formerly Bi-Lo) is demolished.~~

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5. ~~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.~~
6. ~~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. CDOT requests Prosperity Crossing Dr. extension to Prosperity Church Rd. and streetscape improvements should be complete prior to first site CO, not new building.~~
7. The petitioner should revise the site plan and conditional notes 8 a and b to use current standard (8' planting strip and 6' sidewalk) for any new construction of streetscape 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.