

Rezoning Transportation Analysis

Petition Number: 2017-172

General Location Identifier: 08112410, 08112902

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Revision Log:

Date	Description
11-17-17	First Review
01-22-18	Second Review

General Review Information

The site is located at the intersection of Belmont Av (minor thoroughfare) and Harrill St (local)/ Local bus route 4 (Country Club) runs down Belmont Ave. Site is located in a Wedge and inside Route 4. Site is located within the Belmont Area Revitalization Plan.

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 at the unsignalized intersection of a local street and a minor thoroughfare. The current site plan commits to improving the streetscape along the frontage of the site and includes wide sidewalks and planting strips.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	1 dwelling	1,120	Tax Record
	Apartments	2 dwellings		
	Retail	5,470 sf		
	Auto Repair	1,196 sf		
Entitlement with Current Zoning	Single Family	1 dwelling	1,120	Tax Record
	Apartments	2 dwellings		
	Retail	5,470 sf		
	Auto Repair	1,196 sf		
Proposed Zoning	Retail	4,772 sf	1,180	Site Plan: 01-16-18
	Retail	1,222 sf		

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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. The existing back of curb is in the correct future location for both Belmont Av and Harrill St.~~
- ~~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 "A" under Transportation to specify the existing driveways Belmont Av and Harrill St will be removed and 2'6" curb & gutter and sidewalk will be installed.~~
- ~~4. The petitioner should revise the site plan to show 8 foot planting strip and 6 foot sidewalk along the entire frontage of 923 Belmont Av and along the frontage of 1035 Harrill St except for the area along the existing building.~~
- ~~5. CDOT requests right of way set at 2' behind back of sidewalk where feasible.~~

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.