

Rezoning Transportation Analysis

Petition Number: 2017-173

General Location Identifier: 12101210

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Revision Log:

Date	Description
11-17-17	First Review
12-14-17	Second Review

General Review Information

Site is located at the intersection of Doggett St (local) and Hawkins St (local)

Prior Rezoning 2000-040

Site is located in a Corridor and inside Route 4

Site is within the South End Transit Station Area 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 local streets. The site plan commits to streetscape as required by City ordinance. CDOT continues to request commitment to reconstruction of an inadequate curb ramp at the street corner on the site frontage.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Parking Lot	N/A	0	Tax Record
Entitlement with Current Zoning	MUDD	Too many uses to determine		General Guidance from Planning
Proposed Zoning	Apartments Retail	72 dwellings 9,000 sf	1,980	Site Plan: 10-23-17
	Apartments Retail	95 dwellings 11,000 sf	2,320	Site Plan: 12-11-17

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Outstanding Issues

Strikeout = Not an outstanding issue

- ~~1. **Curblines** The proposed zoning district has a setback measured from back of the existing or proposed future curblines. The existing curblines for Doggett St and Hawkins St are in the correct future locations.~~
- ~~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 specifying the removal of the exiting driveway on Hawkins St and the extension of the 2'6" curb and gutter and sidewalk in its place.~~
4. The petitioner should revise the site plan and conditional note to specifying 2 curb ramps to be built at the corner of the site on Doggett St and Hawkins St.
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.