

Rezoning Transportation Analysis

Petition Number: 2017-189

General Location Identifier: 14118102

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Revision Log:

Date	Description
12-15-17	First Review
01-23-18	Second Review

General Review Information

The site is at the end of Horton Rd (local) which intersects with Garrison (minor collector) and is located in a wedge outside Route 4. The site is within the limits of the Dixie Berryhill Strategic Plan and is within the future plans for interchange modification at I-485 and West Boulevard to support River District development area.

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 end of a local street. The existing access road is approximately 18 feet of pavement. The current site plan commits to preserving space for a future thoroughfare and improving Horton Rd to current City standards to accommodate the proposed industrial use from Garrison to the site's northern boundary. However, CDOT continues to request that a public street is extended through the site to develop the street network across this large parcel.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	N/A	0	Petition
Entitlement with Current Zoning	Single Family (42.6 acres of R-3)	127 dwellings	1,310	General Guidance from Planning
Proposed Zoning	Warehouse	450,000 sf	1,600	Site Plan: 01-16-18

Outstanding Issues

- ~~1. Traffic Study~~ A Traffic Impact Study/Transportation Technical Memorandum is not needed for the complete review of this petition.

~~Strikeout~~ = Not an outstanding issue

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2. The petitioner should revise the site plan and conditional notes related to Horton Road. The existing condition is not adequate for the proposed use
 - a. ~~Show the improvement of Horton Rd to Local Industrial Street standard with 8 foot planting strip and 5 foot sidewalk on both sides.~~
 - b. ~~Commit to improvements should extend from Garrison Rd to the site and include turn lanes at the intersection with Garrison as determined by CDOT and NCDOT.~~
 - c. show Horton Rd extension to the southern property line
3. ~~The petitioner should revise the site plan to show the Catawba Crossing right of way to extend to the north west property corner.~~
4. ~~The petitioner should revise the site plan and conditional notes to show the reserved Catawba Crossing right of way to be dedicated, fee simple, to the City.~~

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.