

Rezoning Transportation Analysis

Petition Number: 2017-190

General Location Identifier: 08906439

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Reviewer: Isaiah Washington
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Revision Log:

Date	Description
12-12-17	First Review
01-22-18	Second Review

General Review Information

The site is on W Sugar Creek Rd (major thoroughfare) between unsignalized intersections with a local street, Merlane, and the Sugaw Creek Community Park entrance. It is located in a wedge outside Route 4. Sugar Creek carries Neighborhood Shuttle 211 (Hidden Valley).

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 along a major thoroughfare. The site plan commits to streetscape improvements along their frontage, a pedestrian crossing facility to Sugaw Creek Park across Sugar Creek Road, and future cross connection to the adjacent parcel to the north.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	N/A	0	Tax Record
Entitlement with Current Zoning	Single Family (9.82 acres of R-4)	39 dwellings	440	General Guidance from Planning
Proposed Zoning	Apartments	180 dwellings	1,210	Site Plan: 01-16-18

Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

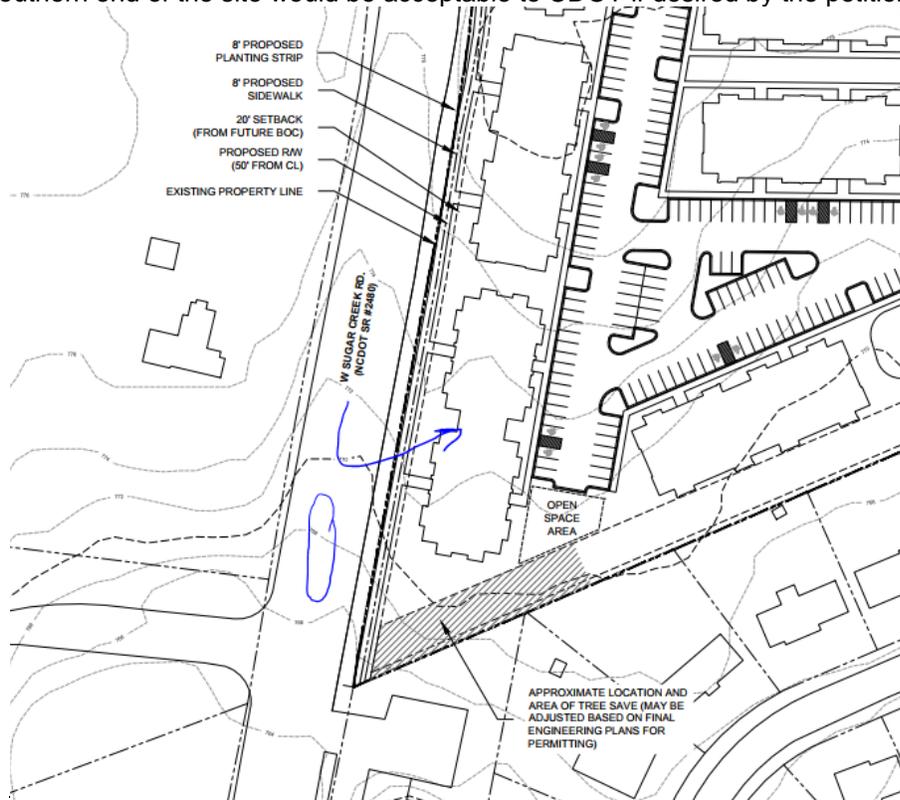
- ~~**Curbline** The proposed zoning district has a setback measured from back of the existing or proposed future curbline. The location of the future back of curb is 8' behind the existing curb to accommodate a future buffered bike lane.~~
- ~~**Traffic Study** A Traffic Impact Study/Transportation Technical Memorandum is not needed for the complete review of this petition.~~

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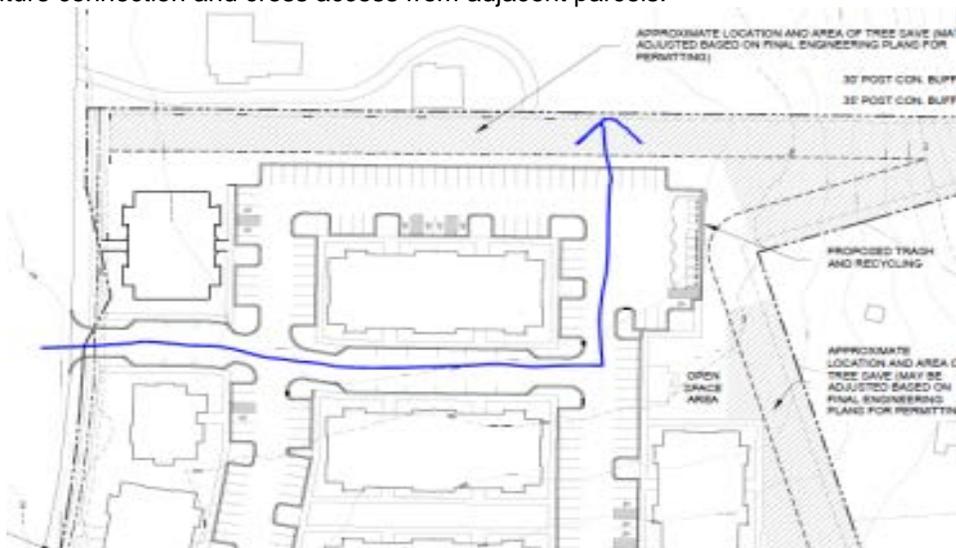
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3. The petitioner should revise the conditional note (5c) and site plan label dimensions for planting strip and sidewalk.
4. ~~The petitioner should revise the site plan and conditional note(s) to commit to installation of a pedestrian hybrid beacon and pedestrian refuge at the southern end of site on West Sugar Creek Road to facilitate pedestrian access to Sugar Creek Park and transit stops. A second entrance to the site at the southern end of the site would be acceptable to CDOT if desired by the petitioner.~~



5. The petitioner should revise the site plan and conditional note(s) to revise the drive aisle shown below to allow permanent public access, use a form consistent with a public street section, and create a stub for future connection and cross access from adjacent parcels.



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- ~~6. The petitioner should revise the site plan and conditional note(s) to remove the on-street parking shown in the first segment of the drive aisle connection to Sugar Creek.~~

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.