

Rezoning Transportation Analysis

Petition Number: 2017-192

General Location Identifier: 13325115, 13325116, 13325111

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Revision Log:

| Date | Description |
|----------|--------------|
| 01-18-18 | First Review |

General Review Information

The site is bounded by E WT Harris Blvd (major thoroughfare), Old Lawyers Rd (local), and Lawyers (major thoroughfare) and is located in a wedge outside Route 4. WT Harris carries local bus routes 9 (Central Ave) and 221 (E Harris-Idlewild) and Lawyers carries local bus route 9 and express bus route 40X (Lawyers).

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

To be provided prior to public hearing.

Trip Generation

| Scenario | Land Use | Intensity | Trip Generation (vehicle trips/day) | Source |
|---------------------------------|-------------------------|---------------|-------------------------------------|--|
| Existing Use | Vacant | N/A | 0 | Petition |
| Entitlement with Current Zoning | Office (3.43 ac of O-1) | 34,300 sf | 5,180 | General Guidance from Planning and RZ 1985-064 |
| | Retail | 52,665 sf | | |
| Proposed Zoning | Apartments | 180 dwellings | 1,210 | Site Plan: 12-13-17 |

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
 - WT Harris** – is the existing location. Additional space at the southwest corner of parcel 13325115 is requested to provide space for future street connections and possible associate turn lane(s).
 - Old Lawyers** – 17.5' from centerline to accommodate a local residential wide section. The existing street is wider than necessary across parcel 13325115.

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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 show two required public streets – one in each direction. The petitioner can contact CDOT to determine the best alignment for the site that also set up for connections across WT Harris and provide proper spacing to the Lawyers x Old Lawyers intersection (i.e. relocate the driveway on Old Lawyers Road closest to Lawyers road intersection away from intersection).
4. The petitioner should revise the site plan and conditional note(s) to provide a 12' multi-use path on WT Harris frontage.
5. The petitioner should revise the site plan to show the recently completed median extension on WT Harris beyond the proposed driveway. The street onto WT Harris will likely be right-in/right-out only.
6. 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.

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.