

Rezoning Transportation Analysis

Petition Number: 2017-206

General Location Identifier: 10917104, 10917105

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Revision Log:

Date	Description
01-18-18	First Review
07-23-18	Second Review
09-14-18	Third Review
11-16-18	Fourth Review
12-20-18	Fifth Review - MH

General Review Information

The site is at the signalized intersection of Lawyers Rd (local) and E WT Harris Blvd (major thoroughfare) and within and 500 feet of a signalized intersection with Albermarle (commercial arterial). The site is located in a wedge outside Route 4. The site is adjacent to a CATS Park & Ride lot that is served by two express bus routes (40X and 46X) and two local bus routes (9 and 23)

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 and Local Road. The site commits to creating a left turn lane on the local road into their site. In addition, CDOT continues to request the petitioner to commit to installing an 8' planting strip and 12' multi-use-path along WT Harris to meet the adopted bike plan.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	N/A	0	Tax Record
Entitlement with Current Zoning	Apartments (1.6 ac of R-17MF)	27 dwellings	290	General Guidance from Planning
Proposed Zoning	Convenience Market with Gas Pumps & Car Wash	12 fuel pumps 4K sf	6,510	Site Plan: 12-18-17
	Shopping Center	10K sf	3,460	Traffic Impact Study: 06-26-18

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	Automated Car Wash Gas Station	4.4K sf 12 fuel pumps		
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Outstanding Issues

Strikeout = Not an outstanding issue

- ~~1. **Traffic Study** A Traffic Impact Study/Transportation Technical Memorandum is needed for the complete review of this petition. NCDOT and CDOT have approved the TIS. **Technical Correction:** The site plan shows 300,000 square feet of financial institution use, which was not used in the approved TIS, this should be removed or petitioner will need to resubmit an updated TIS to take account for this use.~~
2. The petitioner should revise the site plan and conditional note(s) to show an 8-foot planting strip and 12' sidewalk along W.T. Harris, and commit to constructing the improvements.
- ~~3. The petitioner should revise the site plan and conditional note(s) to provide a driveway that better accommodates the multiuse path. This includes removing the drop right lane into site and reducing curb return radii to reduce turning movement speeds. **Comment Rescinded**~~
- ~~4. The petitioner should revise the site plan and conditional note(s) to remove access on Lawyers Road. There is inadequate spacing from the signalized intersection.~~
- ~~5. The petitioner should revise the site plan and conditional note(s) to provide cross access to the CATS park and ride lot, upon approval by CATS during permitting.~~
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.
- ~~7. 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.~~
8. **New Comment:** The petitioner should revise the site plan to provide better internal circulation to avoid traffic backing onto W.T. Harris Blvd.

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.

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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.