

Rezoning Transportation Analysis

Petition Number: 2018-002

General Location Identifier: 10731207, 10731206, 10731205

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Revision Log:

Date	Description
02-09-18	First Review
04-23-18	Second Review

General Review Information

The site is at the unsignalized intersection of Hickory Grove Rd (minor thoroughfare with bike lanes) and Susan Dr (local). Additional access to the site is available from Lawson (local) to the unsignalized intersection WT Harris (major thoroughfare, median divided). The site is located in a wedge outside Route 4. Hickory Grove carries neighborhood shuttle route 222 (Pence Road) and WT Harris carries local route 23 (Shamrock Drive).

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 on a minor thoroughfare. CDOT is requesting that the petitioner installs 8' planting strip and 6' sidewalk along Hickory Grove Road, pedestrian ramps across Susan and Hickory Grove, and extend Susan Drive and Lawson Lane to the property lines. CDOT is also requesting that the petitioner remove proposed driveway on Hickory Grove Road and update note 1 under transportation that is requesting to restrict turning movement at a public street intersection.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family Retail	2 dwellings 11,620 sf	1,710	Tax Record
Entitlement with Current Zoning	Single Family (2.93 ac of R-8) Retail	23 dwellings 13,800 sf	2,150	General Guidance from Planning and RZ 1995-066
Proposed Zoning	Retail	31,500 sf	3,210	Site Plan: 08-11-17
	Retail	42,000 sf	3,860	Site Plan: revision date not provided

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Outstanding Issues

Strikeout = Not an outstanding issue

- ~~1. **Traffic Study** A Traffic Impact Study/Transportation Technical Memorandum is not needed for the complete review of this petition.~~
2. The petitioner should revise the site plan and conditional note(s) to show 8' planting strip, and 6' sidewalk across the Hickory Grove frontage. Back of sidewalk should be 24.5' from existing striped travel lane to accommodate future bike lane widening along WT Harris.
3. The petitioner should revise the site plan and conditional note(s) to improve pedestrian ramps across Susan Drive at Hickory Grove Road and across Lawson at WT Harris.
4. The petitioner should revise the site plan and conditional note(s) to improve across frontage and extend Susan Drive to the property line as a Local Office/Commercial street typical section.
5. The petitioner should revise the site plan and conditional note(s) to improve across frontage and extend Lawson Lane to the property line as a Local Office/Commercial street typical section.
6. The petitioner should revise the site plan and conditional note(s) to remove the new propose driveway on Hickory Grove Road. CDOT does not agree with transportation note 1 to restrict turning movements at a public street intersection. The petitioner may propose to relocate Susan Drive public street to the proposed driveway location as long as adequate public street access is provided to all parcels affected by this change.
7. 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.
8. 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.

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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.