

Rezoning Transportation Analysis

Petition Number: 2018-001c

General Location Identifier: 22345184, 22345183

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Revision Log:

Date	Description
6-20-18	First Review
07-13-18	Second Review
08-17-18	Third Review

General Review Information

Lancaster Highway (major thoroughfare) and Southcrest Lane (local)
Site is located in Pineville, outside of City of Charlotte limits

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 intersection of a major thoroughfare and local road. The petitioner has committed to pedestrian improvements in the form of sidewalks around the site frontage. CDOT continues to request the petitioner address the outstanding issues.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	1 dwelling	10	Tax Record
Entitlement with Current Zoning	Single Family (12 acres of R-3)	36 dwellings	410	General Guidance from Planning
Proposed Zoning	Townhomes	145 dwellings	890	Site Plan: 04-23-18
	Townhomes	110 dwellings	700	Site Plan: 07-09-18

Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

- 1. 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 on Lancaster highway is 41 feet from

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centerline of the road. **Show location of future back-of-curbline and the setback measure off of it on the site plan.**

2. ~~Traffic Study~~ A Traffic Impact Study/Transportation Technical Memorandum is not necessary for the complete review of this petition.
3. The petitioner should revise the site plan and conditional note to show 8 foot planting strip and 6 foot sidewalk on Southcrest Lane.
4. The petitioner should revise the site plan and conditional notes to show 6 foot sidewalk on Lancaster Highway. Back of sidewalk is located 55 feet from centerline of the road. **Show sidewalk and location on site plan.**
5. Lancaster Highway has a future right of way of 114 feet from centerline of the road. The petitioner should revise the site plan and the conditional notes to show dedication of right-of-way, fee simple, of 57 feet from centerline of the road. ~~Show future right of way on the site plan and change note "e" under Transportation to say dedication of right-of-way to NCDOT instead of Mecklenburg County.~~

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.