

Rezoning Transportation Analysis

Petition Number: 2018-024

General Location Identifier: 17518221, 17518222, 17518223

From: CDOT Land Development Section **Reviewer:** Isaiah Washington
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Revision Log:	Date	Description
	03-21-18	First Review

General Review Information

The site is at the unsignalized intersection of Reece Rd (local) and Arbor Ln (local) and is located in a wedge inside Route 4.

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.

Comment [KLA1]:
 Format of summary:
 •Where is it located (thoroughfare, local, signal, etc.).
 •What is the site plan committing to that meets CDOT goals.
 •What is still outstanding and why do we want that incorporated.
 •Any other pertinent info.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	4 dwellings	50	Tax Record
Entitlement with Current Zoning	Apartments (0.87 acres of R-22MF)	19 dwellings	240	General Guidance from Planning
Proposed Zoning	Townhomes	22 dwellings	170	Site Plan: 02-23-18

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 the existing back of curb.
- ~~**Traffic Study** A Traffic Impact Study/Transportation Technical Memorandum is not necessary for the complete review of this petition.~~

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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.

5. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
6. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
7. 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.