

Rezoning Transportation Analysis

Petition Number: 2018-027

General Location Identifier: 17903245, 17903247

From: CDOT Land Development Section **Reviewer:** Isaiah Washington
isaiah.washington@charlottenc.gov
 704-432-6511

Revision Log:	Date	Description
	03-21-18	First Review

General Review Information

The site is on Sharon Rd (major thoroughfare) between Eastburn Rd (local) and Hazelton Dr (local). Primary access to the site is through the signalized intersection of Sharon Rd & Sharon View Rd (minor thoroughfare). The site is located in a wedge outside Route 4 and is served by CATS bus route 20 on Sharon Rd.

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 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	Congregate Care Facility	330 dwellings	670	Sharon Towers website
Entitlement with Current Zoning	Single Family (3 acres of R-3)	9 dwellings	1,070	General Guidance from Planning and RZ 2013-071
	Congregate Care Facility	472 dwellings		
Proposed Zoning	Sr. Attached Homes	130 dwellings	3,960	TIS
	Health/Fitness Center	33,925 sf		
	Church/Perf. Venue	4,000 sf		
	Office	7,100 sf		
	Retail	8,450 sf		
Hi-Turn Restaurant	6,450 sf			

Rezoning Transportation Analysis

Petition Number: 2018-027

General Location Identifier: 17903245, 17903247

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 is 8' behind existing curb on Sharon to accommodate a future buried bike lane.
2. **Traffic Study** A Traffic Impact Study/Transportation Technical Memorandum is necessary for the complete review of this petition. CDOT provided comments to petitioner on February 8th, 2018. Conditional note 3 addresses many of these comments. Revisions/additions to transportation improvements may be needed upon further review of updated TIA.
3. The petitioner should revise the site plan and conditional note(s) to extend storage out of development to 150' for both lanes.
4. The petitioner should revise the site plan and conditional note(s) to show existing streetlights to be upgraded.
5. The petitioner should revise conditional note 3c to include street scape improvements for development Area A prior to first CO issuance.
6. The petitioner should revise the site plan and conditional note(s) to extend 10' planting strip and 10' sidewalk on Sharon Road to Eastburn Road.
7. The petitioner should revise the site plan and conditional note(s) to create a way for pedestrians and bicyclists to enter from Pendleton Avenue.
8. 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.
9. 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. The setback for this district is measured from the back of the existing or future curbline as determined by CDOT and Planning during the permitting process.
2. 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.
3. 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.
4. 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.

Rezoning Transportation Analysis

Petition Number: 2018-027

General Location Identifier: 17903245, 17903247

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.