

# Rezoning Transportation Analysis

Petition Number: 2018-028

General Location Identifier: 14117102, 14117105, 14117106

From: CDOT Land Development Section

Reviewer:

Carlos Alzate

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## Revision Log:

Date	Description
03-26-18	First Review
04-24-18	Second Review

## General Review Information

The site is on Shopton Rd (major collector) near the signalized intersection with Dixie River Rd (major collector) and is located in a wedge outside Route 4. Bus Route 55 runs along Shopton Rd.

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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.

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Based on our review of the petition, we offer the following information for your consideration.

## Transportation Summary

The site is located on a major thoroughfare and major collector. CDOT has concerns with the limited access for the site and is requesting the petitioner resolve the outstanding issues to help support the proposed zoning use.

## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	2 dwellings	30	Tax Record
Entitlement with Current Zoning	Single Family (13 acres of R-3)  (2.74 acres of CC) (12.2 acres of MX-1)	39 dwellings	Waiting on Planning	General Guidance from Planning or RZ YYYY-###
Proposed Zoning	Apartments	330 dwellings	2,120	Site Plan: 04-16-18

## Outstanding Issues

Strikeout = Not an outstanding issue

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

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2. The petitioner should revise the site plan and conditional note to show Public Street A align with the intersection of Outlets Blvd and Shopton Road. Access may be restricted to right in/right out and would be determined during permitting in conjunction with NCDOT.
3. ~~The petitioner should revise the site plan and conditional notes to show the Secondary Emergency Access on the eastern portion of the site and connecting to Shopton Rd.~~
  - a. The entrance is to be gated as this is only an emergency access point.
4. ~~The petitioner should revise the site plan to show the extension of 2'-6" curb & gutter, 8' planting strip, and 6' sidewalk on Shopton Rd and Dixie River Rd extending to the intersection.~~
  - a. **Technical Correction: Clarify the extension of sidewalk on Shopton Road to be from Dixie River Road to New Fashion Way.**
5. The petitioner should revise the site plan to show 2 curb ramps at the NE corner of Shopton Road and Dixie River Road and receiving curb ramps at the NW and SE corners of Shopton Road and Dixie River Road.
6. ~~The petitioner should revise the site plan to show the correct street name of Outlet Blvd instead of New Fashion Way.~~
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.
  - a. Petitioner should revise the conditional note "d" under Transportation to first certificate of occupancy. The petition proposes 330 units with only 1 access point. All roadway improvements should be in place in order to support the amount of traffic generated by the site.

## 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.

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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.