

# Rezoning Transportation Analysis

Petition Number: 2018-049

General Location Identifier: 08312620, 08312619, 08312601, 08312608

**From: Felix Obregon, PE**  
[fobregon@charlottenc.gov](mailto:fobregon@charlottenc.gov)  
 704-432-5729

**Reviewer: Carlos Alzate**  
 clazate@charlottenc.gov  
 704-432-0672

**Revision Log:**

Date	Description
05-24-18	First Review
06-14-18	Second Review

**General Review Information**

The site is a portion of the block bounded by Whiting Avenue (local), Charles Avenue (local), Clemson Avenue (local), and Spencer Street (local). Located in a wedge inside Route 4, the site is within the limits of the 36<sup>th</sup> Street Transit Station Area Plan.

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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 local streets. The proposed development will intensify pedestrian traffic. CDOT requests the petitioner improve the pedestrian infrastructure by extending sidewalks and curb ramps to provide access between the development and both Clemson Avenue Park and Highland Mill Montessori School.

**Trip Generation**

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Church	32,250 sf	290	Tax Record
Entitlement with Current Zoning	Church	32,250 sf	290	Tax Record
Proposed Zoning	Townhomes	20 dwellings	2,200	Site Plan: 04-16-18
	Retail	8,000 sf		
	Hi-turn restaurant	5,000 sf		
	Office	3,000 sf		
	Townhomes	16 dwellings	1,000	Site Plan: 06-11-18
	Retail	1,000 sf		

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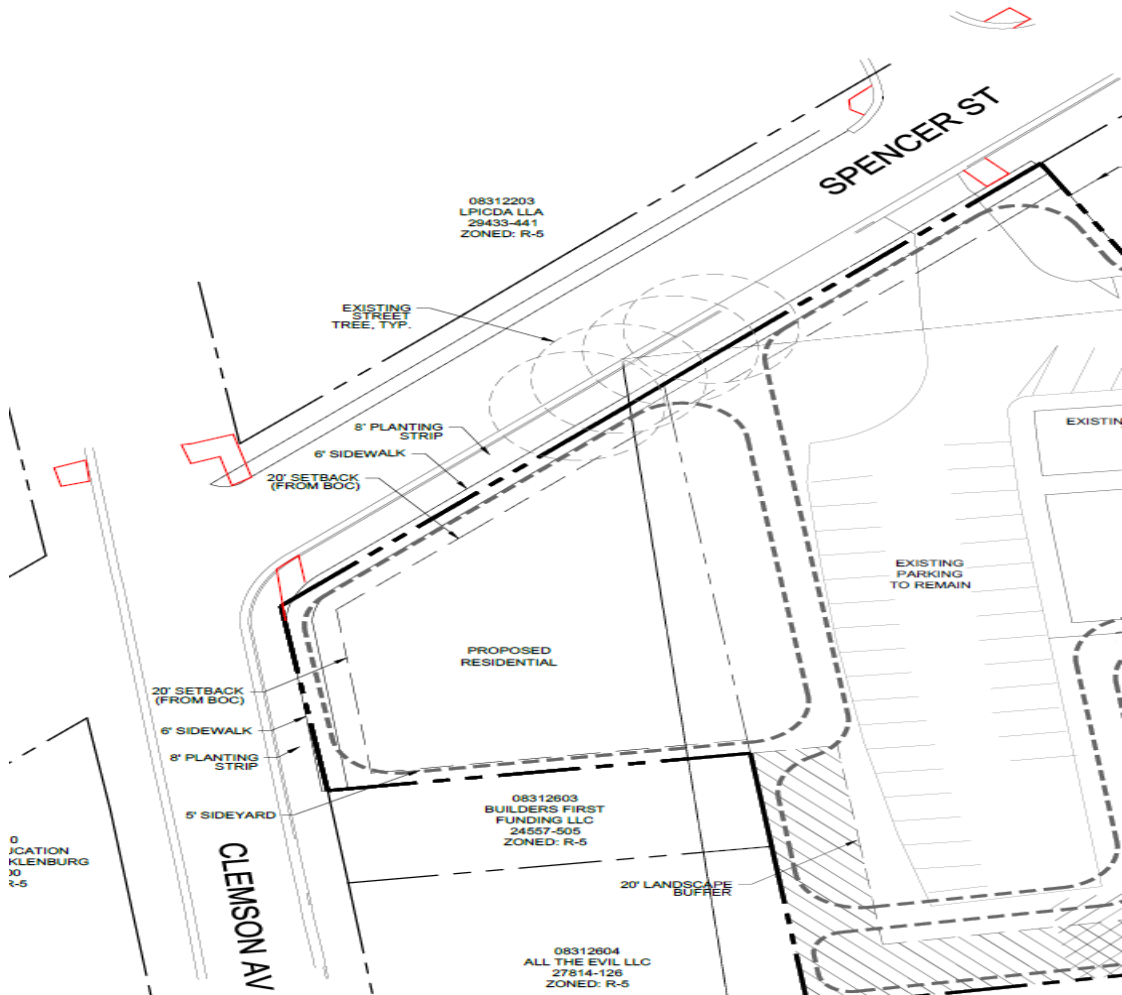
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	Hi-turn restaurant Office	2,000 sf 13,000 sf		
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## Outstanding Issues

Strikeout = Not an outstanding issue

- ~~**Curbline** The proposed zoning district has a setback measured from back of the existing or proposed future curblines. The existing back of curbs are in the correct future location for Charles Avenue, Clemson Avenue, Spencer Street and Whiting Avenue.~~
- ~~**Traffic Study** A Traffic Impact Study/Transportation Technical Memorandum is not necessary for the complete review of this petition.~~
- The petitioner should revise the site plan and conditional note(s) to show the proposed sidewalk on Charles Avenue extending to the intersection with Clemson Avenue. This would provide pedestrian access from the proposed development to the Clemson Avenue Park.
- The petitioner should revise the site plan and conditional notes to show curb ramps at the intersection of Spencer Street and Clemson Avenue and the intersection of East 34<sup>th</sup> Street and Spencer Street as shown below:



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5. 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.
6. 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.
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.