

# Rezoning Transportation Analysis

Petition Number: 2018-056

General Location Identifier: 0319115

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## Revision Log:

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

## General Review Information

The site is on Wallace Lane (local) and is located outside Route 4, partially in a corridor and partially in a wedge. The site is within the limits of the Independence Boulevard 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

This site is located along local streets. The site plan commits to creating alley for townhome access and extending Thompson Brooklane at the North East portion of the site into the proposed site. CDOT is requesting the petitioner to label the location of the back of curb on the site plan and also specifying in the conditional notes the width of the planting strip and sidewalks along public streets.

## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Singe Family	8 dwellings	100	Tax Record
Entitlement with Current Zoning	Single Family	37 dwellings	420	General Guidance from Planning
Proposed Zoning	<del>Townhomes</del>	<del>165 dwellings</del>	990	<del>Site Plan: 04-23-18</del>
	Townhomes	145 dwellings	890	Site Plan: 06-11-18

## 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 back-of-curb is to be set 17.5' from centerline determined prior to public hearing.



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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.