

Rezoning Transportation Analysis

Petition Number: 2018-075

General Location Identifier: 05101304, 05101303, 05101301

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Revision Log:

Date	Description
07-13-18	First Review
09-18-18	Second Review

General Review Information

The site is at the signalized intersection of University City Boulevard (major thoroughfare) and E Mallard Creek Church Road (major thoroughfare). The site is located in a corridor outside 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

This site is located along two major thoroughfares. The petitioner commits to constructing the requested planting strips and multi-use paths. CDOT is requesting the petitioner extends and show on site plan the proposed Thomas Combs Drive Extension to connect what will be the future jug handle. CDOT is willing to work with petitioner on how much of the cross section will be requested of the petitioner to construct. Final transportation mitigations have not been determined and the petitioner is currently working on updates to the traffic study based on the review comments from NCDOT and CDOT. Further comments may be forthcoming once the petitioner resubmits the updated study.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Apartments Single Family	36 dwellings 1 dwelling	350	Tax Record
Entitlement with Current Zoning	(5.35 ac of INST) (5.42 ac of R-12MF)	Too many uses to determine		<i>General Guidance from Planning and RZ 1997-062</i>
Proposed Zoning	Off-Campus Student Apartments	1,517 dwellings	4,900	Traffic Impact Study: 07-02-18

Outstanding Issues

Strikeout = Not an outstanding issue

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1. **Traffic Study** A Traffic Impact Study/Transportation Technical Memorandum is necessary for the complete review of this petition. CDOT and NCDOT sent comments to petitioner on 09/10/18.
2. ~~The petitioner should revise the site plan and conditional note(s) to have buildings match setbacks on University City Boulevard and East Mallard Creek Church Road of development west of site across East Mallard Creek Church Road, parcel 05133201, and show the location of that existing development to verify that the setbacks match. ADDITIONAL COMMENT: Petitioner should update conditional note 4.A. to state setback is measured from future Right-of-Way instead of future back of curb. Also, petitioner should update plans to label future right-of-way from centerline of each road.~~
3. ~~The petitioner should revise the conditional note(s) to have 8' planting strip and 12' MUP along University City Boulevard, East Mallard Creek Church Road, and around Thomas Combs Drive Extension.~~
4. The petitioner should revise the site plan and conditional note(s) to specify that they will be building Thomas Combs Drive as generally depicted on site plan. ADDITIONAL COMMENT: The petitioner should update site plan to show the proposed jug handle as originally shown on initial submittal.
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. ADDITIONAL COMMENT: Petitioner should revise conditional note 3.I.c. to specify note stating petitioner may post a bond IF approved by CDOT.~~
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.~~
7. NEW COMMENT: The petitioner should add a site plan sheet that overlays their proposed site plan with the NCDOT project concept.
8. **Resolved** ~~Sample format for comment that is resolved~~

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.

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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.