

# Rezoning Transportation Analysis

Petition Number: 2018-087

General Location Identifier: 12902108

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

**Reviewer:** Isaiah Washington  
Isaiah.washington@charlottenc.gov  
704-432-6511

## Revision Log:

Date	Description
08-14-18	First Review
09-18-18	Second Review

## General Review Information

The site is at the unsignalized intersection of Central Avenue (major thoroughfare) and Iris Drive (local) and is located in a corridor inside 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 a major thoroughfare and local road. CDOT is requesting the petitioner to construct an 8' planting strip and 6' sidewalk along Central Avenue. CDOT is also requesting the petitioner to create a smaller curb radius at iris and central and add ramps at each corner. The site commits to and 8' planting strip and 6' sidewalk along Iris Drive.

## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Retail (Used car sales)	1,400 sf	420	Tax Record
Entitlement with Current Zoning	Retail (0.23 ac of B-1)	2,300 sf	590	General Guidance from Planning
Proposed Zoning	0.23 ac of MUDD-O	Too many uses to determine		Site Plan: 09-10-18

## Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

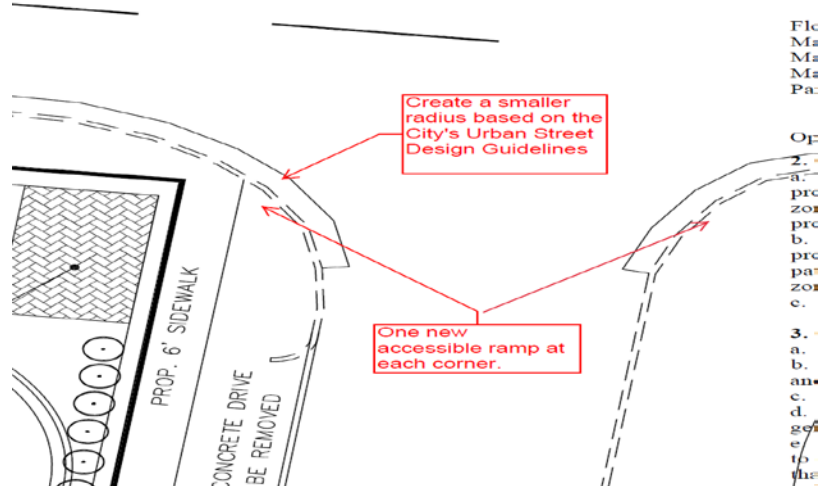
- ~~**Curbline** The proposed zoning district has a setback measured from back of the existing or proposed future curbline. The location of the future back of curb is in its current location.~~
- ~~**Traffic Study** A Traffic Impact Study/Transportation Technical Memorandum is not necessary for the complete review of this petition.~~

# Rezoning Transportation Analysis

Petition Number: 2018-087

General Location Identifier: 12902108

3. The petitioner should revise the site plan and conditional note(s) to construct 8' planting strip and 6' sidewalk along Central Avenue. (CDOT suggests petitioner angles the parking spaces more to create more space for planting strip and sidewalk)
4. The petitioner should revise the site plan and conditional note(s) to construct one ramp at each corner of Iris Drive and Central Avenue to improve pedestrian walkability.
5. The petitioner should revise the site plan and conditional note(s) to construct a small radius based on the City's Urban Street Design Guidelines to improve pedestrian walkability.



The petitioner should revise the site plan and conditional note(s) to create a smaller curb radius on the corner at Iris and Central.

- ~~6. The petitioner should add a conditional note to state the Hardscape Amenity Area will not conflict with street sidewalks or accessible ramps. ADDITIONAL INFORMATION: Petitioner should specify that the Amenity area is to be approved by CDOT prior to construction.~~
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.~~
9. **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. 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

# Rezoning Transportation Analysis

**Petition Number: 2018-087**

*General Location Identifier: 12902108*

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.