

# Rezoning Transportation Analysis

Petition Number: 2018-088

General Location Identifier: 22504508

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## Revision Log:

Date	Description
08-16-18	First Review (IBW)
09-14-18	Second Review (IBW)
10-22-18	Third Review (IBW)

## General Review Information

The site is on Ballantyne Commons Parkway (major thoroughfare) and is located in a wedge outside Route 4.

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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 a Major Thoroughfare. The site commits to providing an 8' planting strip and a 6' sidewalk. CDOT would like the petitioner to clearly label the site plan to show 2' of right-of-way or easement behind the proposed sidewalk.

## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	1 dwelling	10	Tax Record
Entitlement with Current Zoning	Office	2,980 sf	90	RZ 2013-014
Proposed Zoning	Office	<del>33,500 sf</del>	570	<del>Site Plan: 06-28-18</del>
	Office	<del>29,500 sf</del>	510	<del>Site Plan: 09-07-18</del>
	Office	24,750 sf	455	Site Plan: 10-01-18

## 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 future back of curb will be determined prior to public hearing.~~

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2. ~~Traffic Study~~ A Traffic Impact Study/Transportation Technical Memorandum is not necessary for the complete review of this petition.
3. The petitioner should revise the site plan and conditional note(s) to specify the storage length for the left over to be a minimum 150'.
4. 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 INFORMATION NEEDED: The petitioner should update the site plan to show the 2' Right-of-Way behind the sidewalk or show a 2' easement behind sidewalk.
5. 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.
6. NEW COMMENT: The petitioner should revise site plan to add a note stating "The petitioner and NCDOT have agreed the directional crossover shall be temporary and be removed by NCDOT when the widening of Ballantyne Commons Parkway commences and understand the remaining access will potentially be a right-in right-out"
7. NEW COMMENT: The petitioner should revise site plan and add a conditional note stating "The directional crossover shall be designed in a manner that will physically prevent any egress from taking a left across the median."
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. 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

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construction/installation of the non-standard item(s). Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.