

Rezoning Transportation Analysis

Petition Number: 2018-104

General Location Identifier: 02725157, 02725158

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Revision Log:

Date	Description
09-24-2018	First Review
10-25-2018	Second Review

General Review Information

The site is on Mallard Creek Road (major thoroughfare) and is located in a wedge 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

The site is located on Mallard Creek Road and is served by CATS bus route #50. The site plan should accommodate space for the future bicycle facility along Mallard Creek Road.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Day Care Center	20,150 sf	1,490	Tax Record
Entitlement with Current Zoning	Day Care Center	25,500 sf	1,890	RZ 1999-028
Proposed Zoning	Medical Office	50,000 sf	1,570	Site Plan: 09-10-99

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 located approximately 8' beyond the existing curbline to allow space for a future 8' buffered bike lane. The existing curbline can remain as is.
2. ~~**Traffic Study**~~ A Transportation Technical Memorandum is necessary for the complete review of this petition. CDOT request the petitioner's traffic consultant contact Rick Grochoske with CDOT LD at 704-995-0059 to discuss the proposed TTM's scope of work, including a MSTA queuing analysis to

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~~insure vehicles do not back into Mallard Creek Rd., left and right turn lane needs, site parking, and etc. Since this site driveway connects to a NCDOT roadway, NCDOT may be involved with this project as well. The completion of the TTM needs to be complete 90 days before the petition's schedule Public Hearing. Additional transportation comments will be forthcoming, once the TTM is reviewed and approved.~~ CDOT has rescinded this comment.

3. The petitioner should revise the site plan and conditional note(s) to provide space from the existing back of curb for a future 8' buffed bike lane, and implement an 8' planting strip and 6' sidewalk along the site's Mallard Creek Rd. frontage, prior to the site's ~~first~~ next building CO is issued.
4. The petitioner should revise the site plan and conditional note(s) to depict and dimension existing and proposed right-of-ways, building setback lines, future buffered bike lane, planting strip, and sidewalk as measured from Mallard Creek Rd.'s existing centerline and/or future back of curb line.
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~~ next 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~~ next 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.