

Rezoning Transportation Analysis

Petition Number: 2018-110

General Location Identifier: 19901102

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Revision Log:

Date	Description
09-20-18	First Review
10-22-18	Second Review
02-18-19	Third Review

General Review Information

The site is on Shopton Road West (minor thoroughfare). Located in a wedge outside Route 4, the site is within the limits of the Steele Creek Area Plan.

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 a minor thoroughfare. A technical traffic memorandum is required to analyze the effect of the proposed development to the intersection of South Tryon Street and Shopton Road West. CDOT continues to request the petitioner commit to the improvements listed in order for the infrastructure needed to support the proposed development is in place.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	NA	0	Tax Record
Entitlement with Current Zoning	Single Family (38.4 ac of R-3)	115 dwellings	1,190	General Guidance from Planning
Proposed Zoning	Townhomes	240 dwellings	1,380	Site Plan: 02-11-19

Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

1. **Traffic Study** A Transportation Technical Memorandum is necessary for the complete review of this petition.
 - ~~a. CDOT may have further comments when the transportation technical memo is received and reviewed.~~

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- b. An updated transportation technical memorandum was submitted addressing CDOT and NCDOT comments on February 15, 2019. CDOT may have further comments once the review is complete.
2. The petitioner should revise the site plan and conditional note(s) to show 2'-6" curb and gutter on Shopton Road West. The back-of-curb is located 32.5 feet from centerline of the road. The curb-and-gutter is a requirement of the Subdivision Ordinance.
3. ~~The petitioner should revise the site plan and conditional notes to show left turn lanes on Shopton Road West at all proposed access points with 150 feet of storage and 100 foot taper minimum for each turn lane.~~
4. The petitioner should revise the site plan and conditional notes to show all proposed dwelling units on public streets to be alley loaded.
5. The petitioner should revise the site plan and conditional notes to show and 8' planting strip 6 foot sidewalk on Shopton Road West and extending to South Tryon Street. Front of sidewalk is located 51 feet from centerline of the road.
6. ~~The petitioner should revise conditional note "7" under Transportation to provide the connection of network required street connection to Tamarak Drive before the site's first certificate of occupancy. Furthermore, the petitioner should commit to taking the steps necessary to not allow construction traffic through existing Tamarak Drive.~~
Technical Correction: Remove "otherwise delay the connection" from note "7". The connection is required and cannot be delayed. The connection can stay closed to prevent construction traffic to access it.
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.~~

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.

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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.