

Rezoning Transportation Analysis

Petition Number: 2018-111

General Location Identifier: 08314210, 08314211, 08314212

From: Felix Obregon, PE
fobregon@charlottenc.gov
704-432-5729

Reviewer: Carlos Alzate
calzate@charlottenc.gov
704-432-0672

Revision Log:

Date	Description
09-20-18	First Review
11-16-18	Second Review

General Review Information

The site is on two blocks with frontage on Duncan Avenue (local), Catawba Avenue (local), Lydia Avenue (local), and Drummond Avenue (minor collector). The site is located in a wedge 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

The site is located on two local streets east of a major thoroughfare. The site plan commits to pedestrian improvements including planting strip, sidewalk, and upgrading existing curb ramps to meet current standard.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	NA	0	Tax Record
Entitlement with Current Zoning	Apartments (4.92 ac of R-22MF)	108 dwellings	910	General Guidance from Planning
	Single Family (0.55 ac of R-5)	2 dwellings		
	Office (0.23 ac of O-2)	3,450 sf		
Proposed Zoning	Townhomes	74 dwellings	540	Site Plan: 11-09-18
	Single Family	3 dwellings		

Outstanding Issues

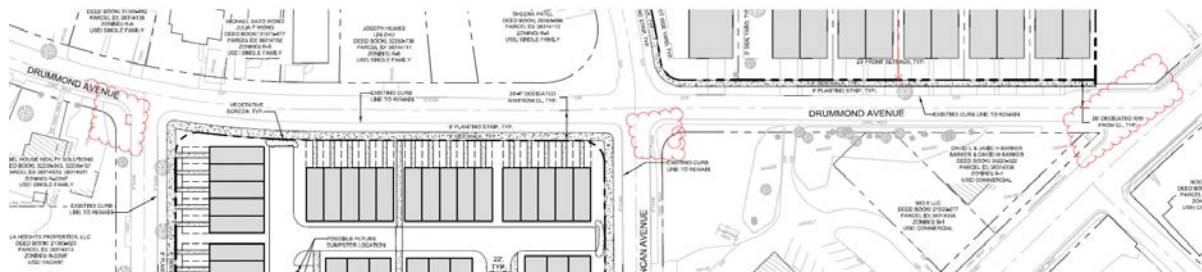
~~Strikeout~~ = Not an outstanding issue

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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 for:
 - a. **Drummond Avenue east of Duncan Avenue:** 14 feet from centerline of the road
 - b. **Drummond Avenue west of Duncan Avenue:** existing back-of-curb is in the correct future location
 - c. **Duncan Avenue north of Drummond Avenue:** 14 feet from centerline of the road
 - d. **Duncan Avenue south of Drummond Avenue:** existing back-of-curb is in the correct future location
 - e. **Lydia Avenue:** Existing back-of-curb is in the correct future location
 - f. **Catawba Avenue:** Existing back-of-curb is in the correct future location
2. **Traffic Study** A Traffic Impact Study is not necessary for the complete review of this petition.
3. The petitioner should revise the site plan and conditional note(s) to show 2'6" curb and gutter to be installed on Drummond Avenue east of Duncan Avenue and Duncan Avenue north of Drummond Avenue in the location identified in comment #1.
4. The petitioner should revise the site plan and conditional notes to show the extension of the proposed sidewalk on Drummond Avenue extending and connecting to the existing sidewalk on The Plaza.
5. The petitioner should revise the site plan and conditional notes to show existing curb ramps and upgraded to meet PROWAG and City standards at the following intersections: Duncan Avenue and Drummond Avenue, Drummond Avenue and Lydia Avenue, The Plaza and Drummond, and Catawba Avenue and Lydia Avenue.

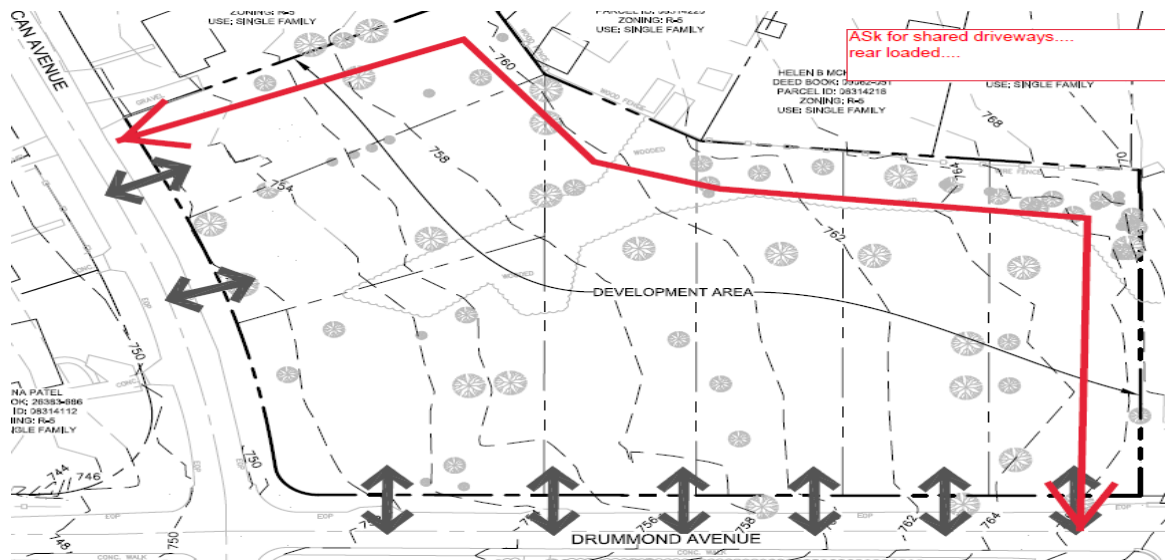


6. The petitioner should revise the site plan and conditional notes to show the proposed dwelling units north of Drummond Avenue to be alley loaded.

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7. 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.

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.