

Rezoning Transportation Analysis

Petition Number: 2018-137

General Location Identifier:

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Revision Log:

Date	Description
12-19-18	First Review
01-16-18	Second Review
03-12-19	Third Review

General Review Information

The site is on Lakewood Avenue (local) near the intersection of Rozzelles Ferry Road (minor thoroughfare). Located in a wedge inside Route 4, the site is within the limits of the Lakewood Neighborhood 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

CDOT is requesting the petitioner make ADA accommodations on the site and on-street parking. Please realign the ADA ramp at the corner of Rozzelles Ferry Road and Lakewood Avenue. Also, an ADA parking space on Lakewood Avenue is required.

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 (0.48 acres of R-5)	2 dwellings	20	General Guidance from Planning
Proposed Zoning	Apartments	10 dwellings	70	Site Plan: 03-08-19

Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

- ~~Traffic Study~~ A Traffic Impact Study/Transportation Technical Memorandum is not necessary for the complete review of this petition.
- COMMENT RESCINDED: PETITIONER REMOVED ON STREET PARKING.** CDOT did approve on-street parking on Rozzelles Ferry, however future improvements to Rozzelles Ferry calls for a different

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~~cross section than the site plan shows. The petitioner should revise the site plan typical section and conditional note(s) to construct, from centerline, a 5.5' median, 11' travel lane, 5' bike lane, 3' buffer, 5' parking space, 2.5' curb and gutter, 8' planting strip, and 8' sidewalk. Please see below a picture of the future improvements to Rozzelles Ferry Road. This would require 32' from centerline of Rozzelles Ferry to back of curb.~~

3. **NEW COMMENT:** The petitioner shall revise the conditional notes to commit to the construction of the 8' planting strip and 8' sidewalk along the property's frontage on Rozzelles Ferry Road and Lakewood Avenue.
4. The petitioner shall revise the site plan and conditional note(s) to construct an ADA parking space on Lakewood Avenue.
5. The petitioner shall revise the site plan and conditional note(s) to construct an ADA ramp to cross Lakewood Avenue. CDOT is requesting two ADA ramps on the opposite side of site at the corner of Lakewood Avenue and Rozzelles Ferry Road to comply with the Lakewood Neighborhood Plan. See picture below.



6. ~~Rozzelles Ferry Road (minor thoroughfare) has a future right-of-way of 70 feet. The petitioner should revise the site plan and conditional notes to commit to the dedication of right of way, fee simple, of 40 feet from centerline of the road.~~
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.~~

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.

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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.