

Rezoning Transportation Analysis

Petition Number: 2018-145

General Location Identifier: 12904141

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Revision Log:

Date	Description
12-19-18	First Review
02-26-19	Second Review
<u>04-22-19</u>	<u>Third Review</u>

General Review Information

The site is on St George Street (local) and is located in a corridor 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

This site is located along a local road. The site commits to installing an 8' planting strip and a 6' sidewalk and widening St. George Street to a residential wide with an extra 5' on the opposing side of development to allow for on street parking.

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	Single Family (1.21 acres of R-4)	4 dwellings	40	General Guidance from Planning
Proposed Zoning	Townhomes	14 dwellings	120	Site Plan: 10-13-18
	Single Family	8 dwellings	80	Site Plan: 04-10-19

Outstanding Issues

Strikeout = Not an outstanding issue

- ~~**Curbline** The proposed zoning district of UR-2 has a setback measured from back of the existing or proposed future curbline. The location of the future back of curb will be 13' from centerline of proposed road extension. The site plan should label and dimension the curbline from the centerline.~~

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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.