

Rezoning Transportation Analysis

Petition Number: 2018-146

General Location Identifier: 19911106

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

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

Revision Log:

Date	Description
12-19-18	First Review
01-22-19	Second Review (MTH)
02-19-19	Third Review (MTH)
03-15-19	Fourth Review

General Review Information

The site is on Shopton Road West (minor thoroughfare) and is 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. The site plan commits to constructing curb and gutter along Shopton Road West along with an 8' planting strip and 6' sidewalk. The petitioner has committed to several public streets to provide better street network within the area.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family Cell Phone Tower	1 dwelling NA	10	Tax Record
Entitlement with Current Zoning	Single Family (18.39 acres of R-3)	55 dwellings	610	General Guidance from Planning
Proposed Zoning	Single Family	55 dwellings	610	Site Plan: 03-11-19

Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

1. ~~Traffic Study~~ A Traffic Impact Study/Transportation Technical Memorandum is not necessary for the complete review of this petition.

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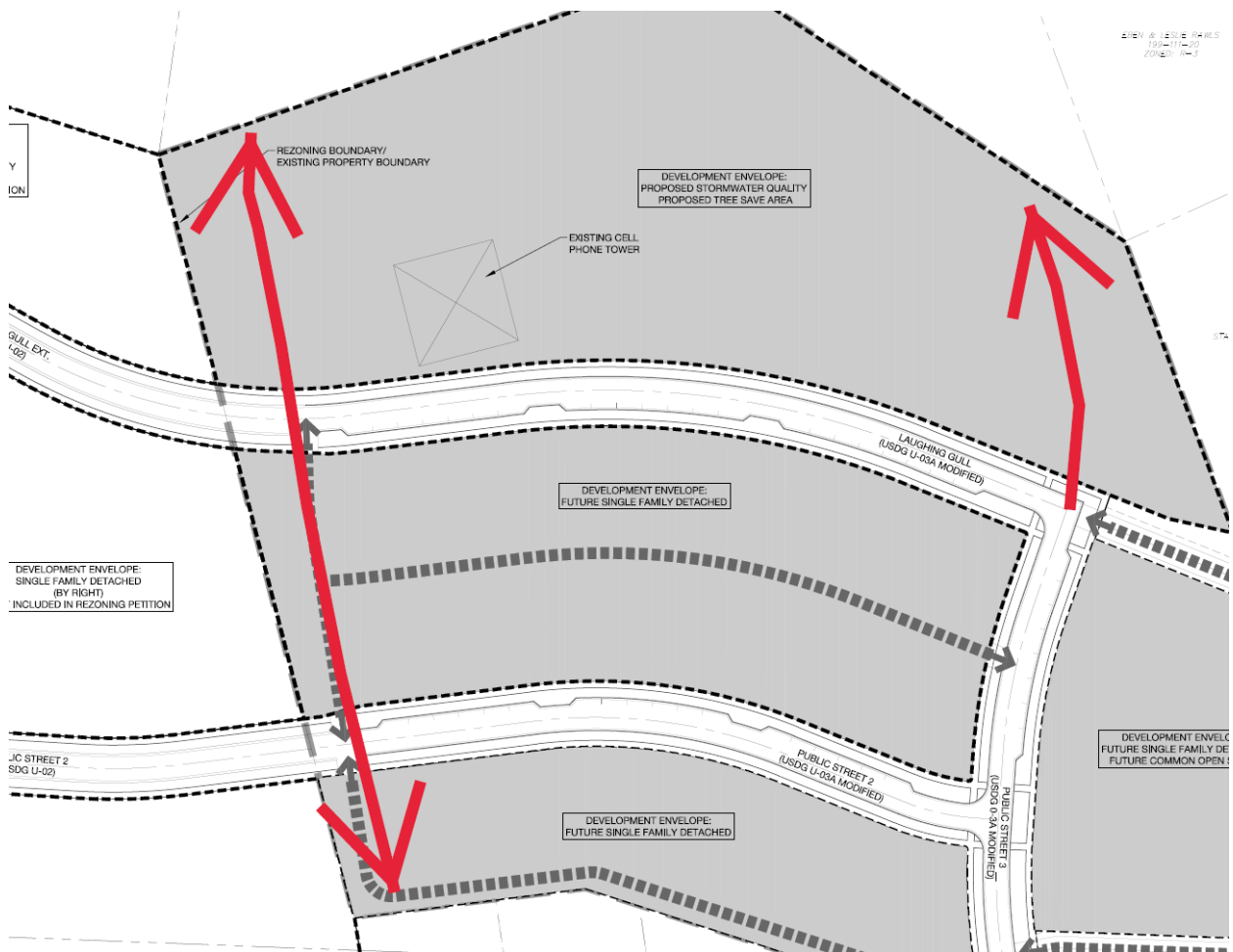
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2. ~~The petitioner should revise the site plan and conditional note(s) to show and commit to constructing 2'-6" curb and gutter on Shopton Road West along the frontage of parcels 19911103 and 19911106. The back of curb is located 32.5 feet from centerline of the road. The site plan needs to label and dimension the back of curb from the centerline.~~
Technical comment: ~~The petitioner needs to show 2'-6" curb and gutter on Shopton Road West along the frontage on the site plan and add a conditional note stating the commitment to building the curb and gutter.~~
3. ~~The petitioner should revise the site plan and conditional note(s) to show and commit to 6-foot sidewalk on Shopton Road West along the frontage of parcels 19911103 and 19911106. The front of the sidewalk is located 51 feet from centerline of the road. The site plans needs to label and dimension the sidewalk.~~
4. ~~Shopton Road West has a future right-of-way of 126 feet. The petitioner should revise the site plan and conditional notes to show the dedication of right-of-way, fee simple, of 63 feet from centerline of the road.~~
5. ~~The petitioner should revise the site plan and conditional note(s) to commit to constructing an East-West "Local Residential Wide" Street.~~
Technical comment: ~~The petitioner has shown right-of-way dedication but the street stubs need to be constructed during site development as required per Subdivision Ordinance. Update site plan and conditional notes.~~
 - a. ~~The petitioner should revise the site plan and conditional note(s) to commit to extending a "Local Residential Wide" street from Laughing Gull and Public Street 3 intersection north to parcel 199-111-10.~~
 - b. **NEW NOTE:** ~~Petitioner shall update site plan and conditional notes to construct Public Street 3 to eastern property line.~~

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6. ~~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.~~
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. 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

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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.