

Rezoning Transportation Analysis

Petition Number: 2018-155

General Location Identifier: 20109115

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Revision Log:	Date	Description
	01-18-19	First Review
	02-18-19	Second Review
	03-27-19	Third Review

General Review Information

The site is on Dixie River Road (local) and is located in a wedge outside Route 4. The site is within the limits of the Steele Creek Area Plan and Steele Creek Development Response Study.

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 major thoroughfare. The site plan commits to extending Dixie River Road and a north-south local road creating a road network that meets the intent of the Steele Creek Developer Response and City of Charlotte goals. The roads include the appropriate pedestrian and bicycle facilities.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	N/A	0	Tax Record
Entitlement with Current Zoning	Single Family	25 dwellings	290	General Guidance from Planning
Proposed Zoning	Retail Hotel	25K sf 260 rooms	4,520	Site Plan: 11-21-18
	Retail Hotel Office 65K sf of MUDD(CD)	25K sf 260 rooms 30K sf Too many uses to determine	5,180	Site Plan: 02-11-19

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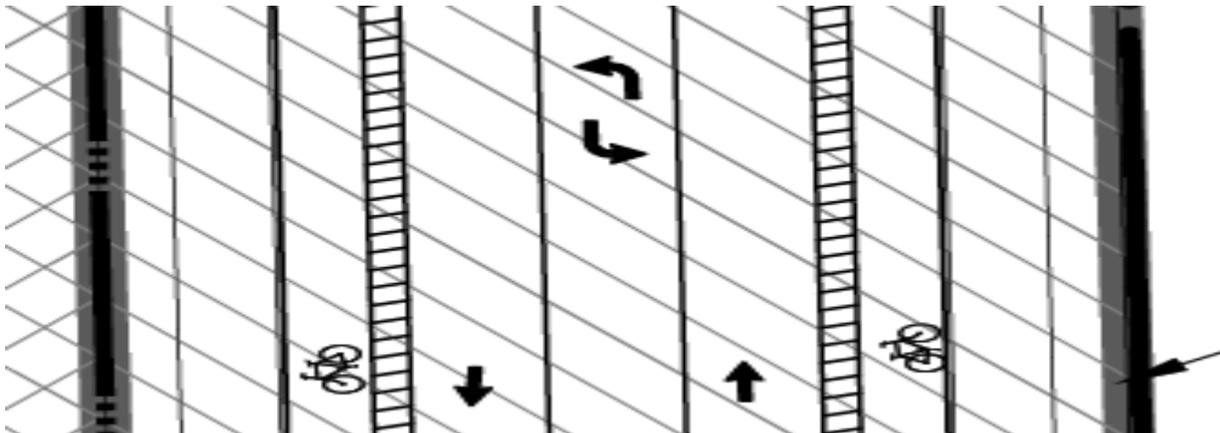
	Retail Hotel Office 85K sf of MUDD(CD)	25K sf 140 rooms 30K sf Too many uses to determine	3,830	Site Plan: 03-18-19
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Outstanding Issues

Strikeout = Not an outstanding issue

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 will be determined prior to public hearing.
2. ~~**Traffic Study** A Traffic Impact Study necessary for the complete review of this petition. The site plan proposes a road network which includes a north-south road and an east-west road (Dixie River Road extension). In lieu of the traffic study, the petitioner should commit to building the full cross-section of Dixie River Road as described in outstanding issue #3.~~
3. —
 - a. ~~Technical Correction: The petitioner will construct an additional left-turn lane southbound on Steele Creek Road.~~
 - b. ~~In addition, the petitioner needs to commit to construct a receiving through lane to accept the new dual left-turn lane~~
4. The petitioner shall revise the site plan and conditional notes stating the commitment to building the correct cross-section of Dixie River Road. Dixie River Road is a major thoroughfare with a cross-section of:
 - a. 2-11' thru lanes
 - b. 1-11' center turn lane
 - c. 2-8' Buffered bike lanes
 - d. 2.5' curb & gutter
 - e. 8' planting strip
 - f. 8' sidewalk.

See cross-section below:



5. The petitioner shall revise the site plan to show the proposed driveway access points to align with each other and remove the offset condition being proposed.
6. The petitioner shall revise conditional not "f" under "Access and Transportation" to include: with CDOT approval required.

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- ~~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.~~
9. New Comment: The site plan should update the conditional note(s) to commit to install 25 mile per hour MUTCD signs on the new public streets.
10. **Resolved** ~~Sample format for comment that is resolved~~

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.