

Rezoning Transportation Analysis

Petition Number: 2018-159

General Location Identifier: 04513108

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Revision Log:

| Date | Description |
|------------|---------------|
| 01-17-2019 | First Review |
| 02-18-2019 | Second Review |

General Review Information

The site is at the unsignalized intersection of Derita Avenue (local) and Maple Street (local) and is located in a corridor outside Route 4. The site is near CATS bus route #22 on West Sugar Creek.

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 petitioner shall revise the site plan showing, labeling, and dimensioning the future back of curb from the centerline on Maple Street and Derita Avenue.

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 (1.7 acres of R-3) | 5 dwellings | 50 | General Guidance from Planning |
| Proposed Zoning | Special Events Venue | No trip generation land use code accurately depicts the proposed use | | Site Plan: 02-11-19 |

Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

Curbline: The location of the future back of curb for the adjacent streets are as follows:

- a. ~~Comment Rescinded.~~ ~~Derita Ave. future back of curb location is 13' as measured from its existing centerline. The petitioner shall revise the site plan and conditional note(s) to commit to implement 2.5' curb/gutter along the site's Derita Ave. frontage. The local residential medium street section typical section needs to be used for Derita Ave.'s street improvements (see CLDSM U-02.17 standard detail).~~

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- b. ~~Comment Rescinded.~~ ~~Maple St. future back of curb location is 13' as measured from its existing centerline. The petitioner shall revise the site plan and conditional note(s) to commit to implement 2.5' curb/gutter along the site's Maple St. frontage. The local residential medium street section typical section needs to be used for Maple St.'s street improvements (see CLDSM U-02.17 standard detail).~~
2. ~~Traffic Study:~~ ~~A Traffic Impact Study/Transportation Technical Memorandum is not necessary for the complete review of this petition.~~
 3. ~~The petitioner should revise the site plan and conditional note(s) to commit to dedicate in fee simple 28' right-of-way along the site's Maple Street frontage as measured from the street's existing centerline. The site plan should label and dimension the future right-of-way from the road centerline.~~
 4. ~~The petitioner shall revise the site plan and conditional note(s) to commit to implement an 8' planting strip and 5' sidewalk along the site's Derita Ave. and Maple St. frontages.~~
 5. **NEW NOTE:** The conditional notes reference site access via Maple Street. Petitioner shall show all proposed driveways on the site plan for CDOT's review and approval during the permitting process. The Maple Street proposed driveways must be paved through the building setback line and comply to the CLDSM.
 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 when the "existing primary use building" is removed for site development. 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~~ **(NEW COMMENT) the gavel parking lot expansion construction plan is approval.** ~~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. The setback for this district is measured from the back of the existing or future right-of-line as determined by CDOT and Planning during the permitting process.
2. 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.
3. 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.
4. 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.
5. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.

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6. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
7. 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.