

# Rezoning Transportation Analysis

Petition Number: 2018-160

General Location Identifier: 05111103, 05111109, 05111109, 05122178

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## Revision Log:

Date	Description
01-15-19	First Review
06-11-19	Second Review
08-15-19	Third Review

## General Review Information

The site is on University City Boulevard (major thoroughfare) and is located in a corridor outside Route 4.

## Active Projects Near the Site:

- There are not active projects near this site.

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*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.*

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Based on our review of the petition, we offer the following information for your consideration.

## Transportation Summary

This site is located along a Major Thoroughfare. The petitioner is committing to upgrading streetscape to 8' planting strip and 12' Multi-Use path as prescribed for this area on University City Boulevard. The petitioner has also submitted a Traffic Study and has been approved by both CDOT and NCDOT. The recommendations have been added to the rezoning conditional notes. CDOT is still requesting the petitioner add a conditional note to commit to construct a North-South road within site to ultimately tie to road being constructed north of site closer to North Tryon Street.

## 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 (93.86 ac of R-3)	281 dwellings	2,690	General Guidance from Planning
Proposed Zoning	Single Family	544 dwellings	4,940	Site Plan: 06-10-19
	Single Family	250 dwellings	4,550	Site Plan: 08-12-19

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	Apartments	288 dwellings		
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## Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

1. ~~Traffic Study~~ A Traffic Impact Study is necessary for the complete review of this petition.
  - a. ~~The study will need to be reviewed and approved by CDOT, prior to the case going to public hearing. The site plan submitted for public hearing should include conditional notes to commit to construct roadway improvements determined CDOT. This means the traffic study should be approved at least 30 days prior to scheduled hearing, in order to incorporate transportation improvements notes in the submitted site plan.~~
  - b. ~~The petitioner should include a conceptual scale of the intersection for access to verify geometry and understand median location.~~

2. ~~The petitioner should revise the site plan and conditional note(s) to commit to construct North-South Road to stub to norther property line.~~



3. The petitioner should revise the site plan and conditional note(s) to commit to construct a North-South street to collector street standards (CLDSM U-07).
  - a. The petitioner should revise the site plan and conditional note(s) to commit to have reverse frontage access on the collector road.
4. ~~The petitioner should revise the site plan and conditional note(s) to commit to create connections to all existing stubs bordering the property per Subdivision Ordinance to provide better street connectivity network.~~



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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.