

Rezoning Transportation Analysis

Petition Number: 2018-165

General Location Identifier: 16719305

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Revision Log:

Date	Description
01-18-19	First Review
02-18-19	Second Review
05-24-19	Third Review

General Review Information

The site is on Forest Point Boulevard (major collector) and is located in a corridor outside 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

The is located on a major collector. The site plan commits to streetscape improvements along the site frontage in the form of 8-foot planting strip and 6-foot sidewalk. The site plan also commits to extending sidewalk on Forest Point Boulevard where none exists and connecting to West Arrowood Road.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	N/A	0	Tax Record
Entitlement with Current Zoning	Office	15,000 sf	2,220	RZ 2006-135
	Fast Food Restaurant with Drive-thru	3,500 sf		
	Motel	121 rooms		
Proposed Zoning	Apartments	200 dwellings	1,470	Site Plan: 05-24-19

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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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.