

Rezoning Transportation Analysis

Petition Number: 2019-037

General Location Identifier: 05314202, 05314221

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

Reviewer: Rick Grochoske, PE
rgrochoske@charlottenc.gov
704-336-2098

Revision Log:

Date	Description
04-10-19	First Review (Joe Mangum)

General Review Information

The site is on Sam Wilson Road (minor thoroughfare) near the unsignalized intersection with Performance Road (minor thoroughfare). The site is in a wedge outside Route 4 and is within the limits of the Catawba 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's frontage on Sam Wilson Road currently lacks curb, gutter, planting strip, and sidewalk. CDOT will work with the petitioner during permitting to implement streetscape improvements in accordance with current city standards. The proposed zoning adds over daily 3,000 trips to the site, which exceeds our Traffic Impact Study threshold of 2,500 trips.

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	Apartments (3.08 ac of R-17MF)	52 dwellings	350	General Guidance from Planning
Proposed Zoning	Retail (3.08 ac of B-2)	46,200 sf	3,560	General Guidance from Planning

Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

- Traffic Study** A Traffic Impact Study is necessary to complete the review of this petition. The additional increase in volume needs to be mitigated by the petitioner.

Rezoning Transportation Analysis

Petition Number: 2019-037

General Location Identifier: 05314202, 05314221

2. 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. The setback for this district is measured from the back of the existing or future curbline 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.
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.