

Rezoning Transportation Analysis

Petition Number: 2019-060

General Location Identifier: 17104324

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Revision Log:

Date	Description
05-15-19	First Review
06-17-19	Second Review
08-15-19	Third Review

General Review Information

The site is on Drexmore Avenue (local), approximately 150' from the unsignalized intersection with Woodlawn Road (major thoroughfare). The site is in a wedge outside Route 4 and is within the limits of the Park Woodlawn Area Plan.

Active City Projects Near the Site:

- Montford Dr Extension
 - This project will extend Montford Drive from Montford to Abbey Place
- Heather/Paddock Sidewalk
 - This project will provide sidewalk on Heather Lane and Paddock Circle in the Ashbrook Neighborhood.

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 local road south of a major thoroughfare. The petition is adding parking to an existing business. The site plan commits to the construction of curb ramps at the intersection of Drexmore Avenue and East Woodlawn Road to meet current standards and provide a better access to the retail that supports the businesses, and to meet current Charlotte WALKS plan.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	1 dwelling	10	Tax Record
Entitlement with	Single Family	1 dwelling	10	General Guidance

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Current Zoning	(0.31 acres of R-4)			from Planning
Proposed Zoning	Parking Lot	NA	0	Site Plan: 08-12-19

Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

- ~~1. **Traffic Study** A Traffic Impact Study is not necessary for the complete review of this petition.~~
- ~~2. The petitioner should revise the site plan and conditional note(s) to show and committing to rebuilding the curb ramps at the intersection of Drexmore Avenue and East Woodlawn Road, on both corners, to meet City standards.~~
- ~~3. 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.~~

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.

- 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.
- 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.
- 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.
- All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
- Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
- 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.