

# Rezoning Transportation Analysis

Petition Number: 2019-063

General Location Identifier:09506130

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## Revision Log:

Date	Description
05-01-19	First Review
06-17-19	Second Review

## General Review Information

The site is on a block bounded by The Plaza (minor thoroughfare), Belvedere Ave (local), Thurmond Pl (local), and Nassau Blvd (local). There is a traffic signal at the intersection of The Plaza and Belvedere Ave and the site is located in a wedge inside Route 4. Belvedere Ave serves Bike Route 7 and CATS bus route 4. There is a couple of City Community Investment Plan projects near this site that are extending the bicycle network in this part of town, as well as the future City Lynx Gold Line.

## Active Project Near the Site:

- The Plaza Street Conversion – The City is installing buffered bicycle lanes on The Plaza from Parkwood Avenue to Central Avenue to improve bicycle facilities and bike connectivity.
- Parkwood Project – The City is installing buffered bicycle facilities from The Plaza to Belmont Avenue to provide bicycle facilities and extend the bicycle network.
- CATS is extending the future LYNX Gold Line project along Central Avenue.

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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

The site is at the intersection of a minor thoroughfare and local street. The Plaza streetscape meets current guidelines. The City has a bicycle project to install buffered bicycle facilities on The Plaza from Central Avenue to Parkwood. During the permitting process, CDOT will work with the petitioner on transportation improvements based on proposed uses.

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## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Hotel	5 rooms	40	Tax Record
Entitlement with Current Zoning	Hotel	5 rooms	40	RZ 2018-018
Proposed Zoning	2.79 acres of MUDD-O (HDO)	Too many uses to determine		Site Plan: 04-02-19 Site Plan: 06-10-19

## Outstanding Issues

Strikeout = Not an outstanding issue

1. ~~**Curbline** The proposed zoning district has a setback measured from back of the existing or proposed future curbline. The existing back of curb is in its future location.~~
2. ~~**Traffic Study** A Traffic Impact Study is not necessary for the complete review of this petition. During the permitting review, a traffic study may be required based on the proposed land use.~~

## 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. 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.
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.