

Rezoning Transportation Analysis

Petition Number: 2019-087

General Location Identifier: 10821105

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

Reviewer: Eric Lemieux, PE
Eric.lemieux@charlottenc.gov
704-336-2683

Revision Log:

Date	Description
08-20-19	First Review

General Review Information

The site is at the unsignalized intersection of Harrisburg Road (major thoroughfare, state maintained) and Starnes Randall Road (local, city maintained) and is located in a wedge outside Route 4.

Active Projects Near the Site:

- Albemarle Rd Lt-Turn Lane at Harrisburg Rd
 - The project will extend the length of the existing outbound left-turn lane on Albemarle Road at Harrisburg Road, increasing the turn lane's vehicular storage capacity. Widening of Albemarle Road will be needed to accommodate the lengthened turn lane.

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

CDOT requests that the petitioner submit a conditional site plan accommodating two future thoroughfares planned to traverse the site. The Eastern Circumferential Road (major thoroughfare) is planned to extend along the project's western property line and Pence Road (minor thoroughfare) is planned to extend along the project's southern boundary and current approved Rezoning Petition 2003-33 commits to the dedication of the right-of-way.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	NA	0	Tax Record
Entitlement with Current Zoning	Retail	100K sf	6,010	RZ 2003-033
Proposed Zoning	Single Family (14.25 ac of R-8)	112 dwellings	1,150	General Guidance from Planning

Rezoning Transportation Analysis

Petition Number: 2019-087

General Location Identifier: 10821105

Outstanding Issues

Strikeout = Not an outstanding issue

1. **Traffic Study** A Traffic Impact Study is not necessary for the complete review of this petition. If the during the permitting process the site generates more than 2500 daily trips, then a traffic study will be required.
2. Please refer to the Transportation Summary for other transportation mitigation measures related to the currently proposed development.

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.