

Rezoning Transportation Analysis

Petition Number: 2019-088

General Location Identifier: 10812101, 10812119

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Revision Log:

Date	Description
08-27-2019	First Review
10-14-2019	Second Review
10-15-2019	Third Review

General Review Information

The site is on Hood Road (major thoroughfare, state maintained) and is in a wedge outside Route 4. The site is within the limits of the Rocky River Road Area Plan.

Active Projects Near the Site:

- No projects in vicinity of site.

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 proposed rezoning generates just below the 2500 trip threshold of requiring a traffic impact study. To mitigate the additional trips, CDOT requests that the petitioner submits a conditional site plan to commit to constructing northbound and southbound left-turn lanes on Hood Road, at the signalized intersection of Hood Road and Plaza Road Extension. This intersection will experience additional trips generated by adjacent potential developments, including rezoning petition 2018-084 (approved R-4 rezoning for 42.05 acres) and a R-3 by-right development (39.46 acres withdrawn from rezoning petition 2019-095).

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	Single Family (40.73 ac of R-3)	122 dwellings	1,250	General Guidance from Planning
Proposed Zoning	Single Family (40.73 ac of R-8)	325 dwellings	3,080	General Guidance from Planning

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	Single Family (29.75 ac of R-8)	238 dwellings	2,310	General Guidance from Planning
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Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

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 2,500 daily trips, then a traffic study will be required.

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.
1. 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.
2. 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.
3. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
4. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
5. 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.