

Rezoning Transportation Analysis

Petition Number: 2019-096

General Location Identifier: 16308223

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

Reviewer: Molly T Haynes, PE
molly.haynes@charlottenc.gov
704-336-1496

Revision Log:

Date	Description
08-02-19	First Review

General Review Information

The site is on N Sharon Amity Road (major thoroughfare, city maintained) approximately 250' from the signalized intersection with Addison Drive (minor collector, city maintained). The site is in a wedge outside Route 4.

Active Projects Near the Site:

- Providence Road Sidewalk Improvement
 - This project will construct sidewalk on the southwest side of Providence Road from Greentree Drive to Knob Oak Lane to promote walkability along Providence Road.
- Sharon Amity Sidewalk Improvements
 - This project will construct sidewalk on the south side of North Sharon Amity from Tangle Drive to Craig Avenue.
- Sidewalk Gaps and Ramps
 - This project will install sidewalks in small gaps as well as accessible ramps throughout Charlotte. There is a project to be completed on Colwick Road, less than half a mile from the pending rezoning.

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 has reviewed the petition, that is requesting a zoning change from industrial to MUDD-O. Due to this petition was submitted as a conditional rezoning request and significant increase in density and trips generated for the proposed rezoning, CDOT encourages the petitioner to update the proposed site plans to address the Outstanding Issues below.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Masonic Temple	No trip generation land use code captures this land use		Tax Record

Rezoning Transportation Analysis

Petition Number: 2019-096

General Location Identifier: 16308223

Entitlement with Current Zoning	Single Family (5 ac of R-3)	15 dwellings	150	General Guidance from Planning
Proposed Zoning	Townhomes	59 dwellings	410	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.
 - a. **North Sharon Amity Road:** The existing curb and gutter should be relocated 33' from the centerline of North Sharon Amity Road. The ultimate cross section from the centerline of North Sharon Amity Road will include an 11' southwest left-turn lane, two 11' travel lanes, 2.5' curb and gutter, 8' planting strip and 12' multi-use path.

The site plan should show the curb and gutter labeled and dimensioned from the centerline for each road.
2. **Traffic Study** A Traffic Impact Study is not necessary for the complete review of this petition.
3. North Sharon Amity Road is an existing major thoroughfare, which requires 100' right-of-way. The petitioner should revise the site plan and conditional note(s) to commit to dedicate 50' right-of-way from North Sharon Amity Road centerline. The site plan should label and dimension the proposed right-of-way from the road centerline.
4. The petitioner is seeking Urban Residential zoning. Per Chapter 9, CDOT is to set the future curbline and proposed streetscape. The streetscape should include an 8' planting strip and 12' multi-use path along the property's frontage on North Sharon Amity Road.
5. The petitioner should revise the site plan and conditional note(s) to include an 11' wide left turn lane into the proposed driveway.
6. The petitioner should revise the site plan to add a note specifying dedication and fee simple conveyance of all rights of way to the City before the site's first building certificate of occupancy is issued. CDOT requests right of way set at 2' behind back of sidewalk where feasible.
7. 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. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.

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

Rezoning Transportation Analysis

Petition Number: 2019-096

General Location Identifier: 16308223

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.