

Rezoning Transportation Analysis

Petition Number: 2019-105

General Location Identifier: 02756118

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Reviewer: Isaiah Washington
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Revision Log:

Date	Description
09-16-19	First Review
10-21-19	Second Review

General Review Information

The site is at the unsignalized intersection of Benfield Road (minor thoroughfare, city maintained) and Summer Creek Lane (local, city maintained). The site is in a center outside Route 4 and is within the limits of the Prosperity Hucks Area Plan.

Active Projects Near the Site:

- DeArmon Complete Street Improvements
 - Project will provide DeArmon Road "complete street" improvements from Browne Road to Benfield Road which includes widening DeArmon Road to add a turn lane, sidewalk, bicycle lanes, curb/gutter, storm drainage, and greenway crossing. Length = 0.75 m
- C.Thomas/R.Helms Streetscape
 - Project includes the design and installation of streetscape beautification of the frontage roads, Craven Thomas Rd and Robert Helms Rd, off the I-485/Prosperity Church Rd exit. The streetscape could include widening of the existing sidewalk to a mup.
- Johnston Oehler FTM
 - This project will involve upgrading Johnston-Oehler Road to urban street standards and will improve safety and traffic flow in the northern part of the City. The initial study limits extend from Prosperity Church Road to Mallard Creek Road.
- Prosp.Ch Rd (Old Ridge-Benfield) Improvements
 - The project proposes to widen Prosperity Church Rd approximately 0.3 mi between Old Ridge Rd and Benfield Rd to provide curb & gutter, sidewalk, storm drainage, bicycle lanes, and on-street parking.

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

This site is located along a local road and minor thoroughfare. CDOT is requesting that the petitioner install a median in the road at the driveway Benefield and to remove the exit only driveway on Summer Creek Lane due to its proximity to the intersection. A traffic study is under review, CDOT sent comments for the traffic study on 09/04/19. Further comments to come pending further review of traffic study.

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Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	NA	0	Tax Record
Entitlement with Current Zoning	Single Family (5.14 ac of R-4)	20 dwellings	240	General Guidance from Planning
Proposed Zoning	Office Condominiums Hotel Retail	3,150 sf 84 dwellings 112 rooms 9,460 sf	2,230	Traffic Impact Study: 08-08-19
	Condominiums Office Retail	84 dwellings 48,000 sf 12,600 sf	2,450	Site Plan: 10-14-19

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. ~~**Summer Creek Lane**~~: The future location of curb and gutter is in its existing location.
 - b. ~~**Benfield Road**~~: The future location of curb and gutter is in its existing location.

2. **Traffic Study** A Traffic Impact Study is necessary for the complete review of this petition.

Staff will receive the petition and begin work on it, but the public hearing will not be scheduled until the TIS is received. This will allow for the minimum time necessary for CDOT to review and approve the study and reach agreement with the petitioner on the required transportation commitments, and have them included on the last site plan submitted no fewer than 4 weeks prior to the public hearing. Therefore, additional traffic mitigation comments may be forthcoming once the TIS is approved by CDOT and NCDOT.

3. ~~The petitioner should revise the site plan and conditional note(s) to remove the reverse angled parking along Benfield Road and Summer Creek Lane.~~

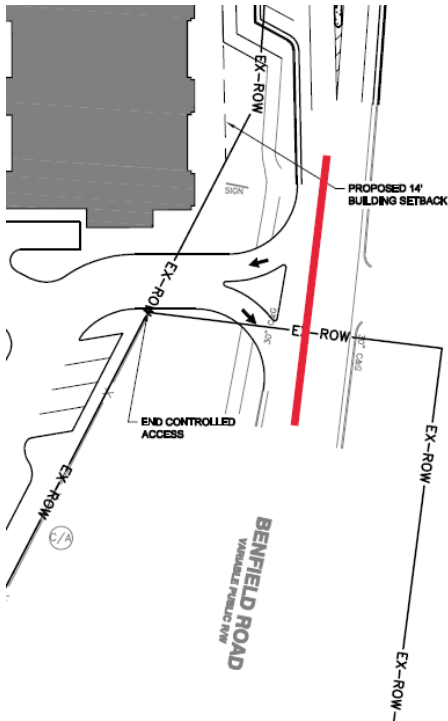
4. ~~The petitioner should revise the site plan and conditional note(s) to show buffered bike lane along Benfield Road.~~ **Comment Rescinded:** Site plan no longer has on street parking, which no longer affects the existing bike lane. (Site Plan 10/14/19)

5. The petitioner should revise the site plan and conditional note(s) to install an actual median for the RI/RO access along Benfield.

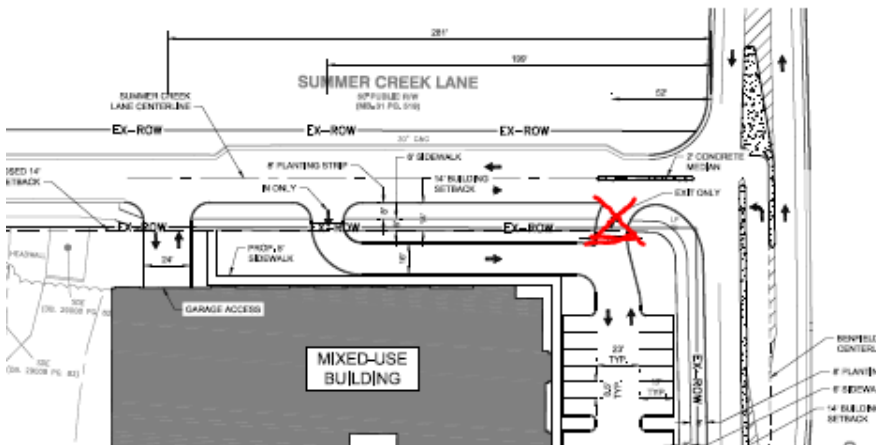
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6. ~~The petitioner should revise the site plan to add a note specifying dedication and fee simple conveyance of all rights of way to the City before the site's first building certificate of occupancy is issued. CDOT requests right of way set at 2' 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.~~
8. **New comment based on site plan (10/14/19):** The petitioner should revise the site plan and conditional notes to remove exit only driveway on Summer Creek Lane.



9. **Resolved** ~~Sample format for comment that is resolved~~

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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. The setback for this district is measured from the back of the existing or future curbline as determined by CDOT and Planning during the permitting process.
2. 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.
3. 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.
4. 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.
5. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
6. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
7. 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.