Rezoning Transportation Analysis

Petition Number	2016-084	Updated	5/25/2016	
Location	Approximately 1.85 Acres located on the northeast corner at the intersection of Brookshire Boulevard and North Hoskins Road.			
Staff Resource	Rick Grochoske	rgrochoske@c	harlottenc.gov	704.432.1556

CDOT's Review of this rezoning petition is intended to ensure consistency with the Transportation Action Plan (TAP). The TAP seeks to ensure that Charlotte'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 to be used in the overall City staff analysis of the rezoning petition and includes information on trip generation, outstanding site plan concerns, and an overall summary of the case from a transportation perspective.

Based on our review of the petition, we offer the following information for your consideration.

Transportation Summary

This site is on a major thoroughfare between a signalized intersection with a minor thoroughfare and an unsignalized intersection with a local street. CDOT's primary concern with the current site plan is the proposed access drive on Brookshire Boulevard. The short driveway length to the fuel pumps coupled with high traffic volumes on Brookshire Highway and projected site traffic may cause vehicle stacking within the public right-of-way. Driveway accesses proposed on the minor streets bordering this site provide sufficient access without this Brookshire driveway. Additionally, the site does not provide direct pedestrian access to the convenience store use from any of the public street frontages and the current site plan does not meet the City's streetscape ordinance requirements along the site's Cloudman Street frontage.

Trip Generation

	Existing Zoning			
Scenario	Land Use	Intensity	Trip Generation	
			(Vehicle	
			trips/day)	
Existing Use	Gas Station/Market/CarWash	12 fueling positions	1870	
	Single Family	2 dwellings		
Entitlement	Gas Station/Market/CarWash	12 fueling positions	1900	
	Single Family (1 acre of R-5)	5 dwellings		

	Proposed Zoning		
Site Plan	Land Use	Intensity	Trip Generation
Date			(Vehicle

			trips/day)
4/29/2016	Gas Station/Market	16 fueling positions	8700
5/20/2016	No Change	-	-

Resolved Issues

1. A Traffic Impact Study (TIS) has been submitted for this petition as a condition of driveway permit approvals. Upon combined CDOT/NCDOT review, additional comments and transportation improvements may be required.

Outstanding Issues

- CDOT has concerns with traffic stacking onto Brookshire Boulevard sidewalk and travel lanes due to the short driveway throat length and distance to the site's fueling pumps as shown on the site plan. CDOT recommends elimination of the driveway directly onto Brookshire Boulevard. CDOT may not approve this driveway during the permitting process even if it remains shown on the conditional zoning plan.
- 2. The petitioner needs to revise the site plan to include an 8' planting strip and 6' sidewalk along each of the site's three (3) public street frontages, including right of way dedication and/ or a sidewalk utility easement (2' behind back of sidewalk) if needed.
- 3. The petitioner needs to revise the site plan to maintain the existing centerline and widen Cloudman Street to accommodate the following half street section along the site's Cloudman frontage: 12' travel lane + 2.5' c/g + 8' planting strip + 6' sidewalk.
- 4. The petitioner needs to revise the site plan to provide a diagonal sidewalk connecting the northeast corner of the Brookshire Blvd. /Hoskins Rd. intersection to the site (in the direction or the convenience store's front door). Additionally, the eastern and western pedestrian access to the site from Hoskins Road should better align to the eastern access to the convenience store.

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.
- Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' sight triangles 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 Brookshire Blvd., Hoskins Rd, and North Cloudman St. will require a driveway permit(s) to be submitted to CDOT and the North Carolina Department of Transportation 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.