

Rezoning Transportation Analysis

Petition Number: 2019-122

General Location Identifier: 03720301

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Revision Log:

Date	Description
10-14-19	First Review

General Review Information

The site is on Gibbon Road (major thoroughfare, state maintained) and is in a corridor outside Route 4.

Active Projects Near the Site:

- Sunset Road Sidewalk
 - This project will construct new sidewalk along both sides of Sunset Road between Beatties Ford Road and Statesville Road, where none already exists. The project will also provide pedestrian refuge islands and waiting pads near bus stops.
- Pete Brown Road Extension Phase 2
 - This project will improve Pete Brown Road from Old Statesville to the existing end of roadway.

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 site is on Old Statesville Road, a major thoroughfare, and also fronts on Gibbon Road, which is planned to be extended to Old Statesville Road. CDOT has also discussed with the petitioner the possibility of a street connection between Gibbon Road and Henderson Circle. Additionally, CDOT will work with the petitioner during permitting to implement the streetscape along all public streets in accordance with city ordinance. Any abandonment requests shall be processed through a separate City of Charlotte's Abandonment review process

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	NA	0	Tax Record
Entitlement with Current Zoning	Hotel Retail Indoor amusement	150 rooms 70,000 sf	4,600	RZ 2009-052 & Traffic Impact Study

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	Outdoor amusement Raceway			
Proposed Zoning	Warehouse	592,200 sf	980	Conceptual Site Plan: 08-06-19

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 2,500 daily trips, then a traffic study will be required.
2. **Resolved** ~~Sample format for comment that is resolved~~

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.