Rezoning Transportation Analysis

Petition Number 2016-099 Updated 5/20/2016

Location Approximately 10 acres located on the northwest corner at the intersection of

North Wendover Road and Ellington Street.

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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

To be provided prior to public hearing.

Trip Generation

	Existing Zoning		
Scenario	Land Use	Intensity	Trip Generation
			(Vehicle
			trips/day)
Existing Use	Single Family	20 dwellings	720
	Apartments	59 dwellings	
Entitlement	Apartments (10 acres of R-22MF)	220 dwellings	1480

	Proposed Zoning		
Site Plan	Land Use	Intensity	Trip Generation
Date			(Vehicle
			trips/day)
4/25/2016	Estimated by Planning Department:		6930
	Retail	90k sf	
	Warehouse	100k sf	
	Office	10k sf	

Resolved Issues

Outstanding Issues

- The petitioner should submit a TIS for this site plan. Since the site plan does not have defined uses, it is possible that the proposed development would generate over 2,500 trips per day the threshold that CDOT uses to determine if a study is warranted. CDOT identified this need at the pre-application meeting with the petitioner. Further comments will be forthcoming once the TIS is submitted and reviewed. CDOT will be meeting with the petitioner to discuss options related to this requirement.
- 2. The petitioner should revise the site plan to show 50' right of way dedication (measured from the centerline of the existing roadway) along the Wendover Rd. property frontage. Wendover Rd is classified as a major thoroughfare in the City's adopted Thoroughfare plan.

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 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) 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.