

Rezoning Transportation Analysis

Petition Number: 2016-109

General Location Identifier: 06125112

From: **Kelsie Anderson, PE**

Kelsie.Anderson@charlottenc.gov

704-432-5492

Staff Reviewer: **Rick Grochoske, PE**

rgrochoske@charlottenc.gov

704-432-1556

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 frontage is along major collector between two interchanges with I-85. Conventional application of the requested zoning district may not accomplish CDOT's transportation goals to mitigate intersection impacts or develop a street network to support the potential intensity of development.

General Description

Queen City Drive is a two-lane undivided street with no sidewalk or bicycle facilities.

Site is located in a corridor outside of Route 4 and falls within the Westside Strategic Area Plan.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	1 dwelling	10	Tax Records
Entitlement with Current Zoning	Apartments (20.1 acres R17-MF)	341 dwellings	2200	General Guidance from Planning
Proposed Zoning	Retail (20.1 acres B-2)	100k sf	6800	General Guidance from Planning

Resolved Issues

N/A

Outstanding Issues

1. Conventional application of the requested zoning district may not accomplish CDOT's transportation goals. The following are specific concerns:
 - a. Based on the potential uses identified for this zoning district, the trip generation reaches the CDOT threshold to require a traffic impact study (TIS) and mitigation may be needed. More information on proposed land uses is needed to make this determination.

Rezoning Transportation Analysis

Petition Number: 2016-109

General Location Identifier: 06125112

- b. It cannot be confirmed that north-south and east-west street connections will be implemented to achieve the desired street network envisioned for a Corridor.
2. NCDOT will need to review and comment regarding the subject petition. The petitioner should contact Ms. Wendy Taylor with NCDOT at 704-523-0000 to determine if a traffic impact study (TIS) will be required as a condition of the driveway permit to access this State maintained facility.

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.

Revision Log

Date	Description	By
07-18-2016	First Review	RHG