

Rezoning Transportation Analysis

Petition Number: 2016-141

General Location Identifier: 19106106 through 19106108
19106112, 19106119, 19106121
19110190

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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 adjacent to Independence Blvd., a freeway, and Wallace Road, a minor collector. The current site plan commits to dedication of right of way for the proposed LYNX CATS Silver Line Project and the Wallace Rd. Extension Project. Additionally, the proposed site generates fewer trips per day compared to what could be built under current entitlements for the site.

General Description

This proposed site is adjacent to Independence Blvd., a freeway, and Wallace Road, a minor collector. The site is located within the same area as future CATS silver line extension project, the City's Wallace Rd. extension project, and the Community Investment Plan Independence Area sidewalk and bikeway improvements.

This site is located in on the Independence corridor outside Route 4 and falls within the Independence Blvd Area Plan.

The Site includes prior rezoning cases 2001-047, 1995-083, and a portion of 2011-010.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Car Dealership Car Dealership Private School Church Single Family	~3000 sf 35,371 sf 24010 sf 33296 sf 2 dwelling	1570	<i>Tax Records and Permitted Plans</i>
Entitlement with Current Zoning	Townhomes Car Dealership Single Family (27 acres of R-3) Retail	47 dwellings 10,000 sf 81 dwellings 65,700 sf	6690	<i>RZ 2001-047 RZ 2011-010 General Guidance from Planning</i>

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	(4.38 acres of B-2)			
Proposed Zoning	Car Dealership	60,000 sf	1950	Site Plan: 09-19-16

Resolved Issues

1. 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 at any point in time when the City shall request such right of way.
2. The petitioner should revise the site plan to extend Wallace relocation reserved right of way through rezoning limits (i.e. parcel 19106119).

Outstanding Issues

1. The petitioner should revise the site plan to shift the proposed parking lot access drive on Wallace away from US 74 to approximately the location of the existing driveway access for Charlotte United Christian Academy.

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.

Revision Log

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Date	Description	By
10-20-16	First Review	KMH
11-30-16	Second Review	KMH