

Rezoning Transportation Analysis

Petition Number: 2018-012

General Location Identifier: 08101205, 08107204

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Revision Log:

Date	Description
02-15-18	First Review
03-19-18	Second Review

General Review Information

The site is at the unsignalized intersection of N Davidson St (minor thoroughfare) and E 17th St (local) and is located in a corridor inside Route 4. The site is within the limits of the Blue Line Extension Transit Station Area Plan. N. Davidson carries local bus routes 3 (The Plaza) and 23 (Shamrock). Cross Charlotte Trail is across the street. Approximately 1500 feet from BLE Parkwood Station. NECI study of N. Davidson.

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 located on a major thoroughfare and the intersection of a local road. CDOT is requesting the petitioner provide streetscape as envisioned in the Blue Line Transit Station Area Plan.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	1 dwelling	10	Tax Record
Entitlement with Current Zoning	Single Family (0.16 ac of R-8)	1 dwelling	10	General Guidance from Planning
Proposed Zoning	Townhomes	5 dwellings	50	Site Plan: 03-12-18

Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

1. **Curbline** The proposed zoning district has a setback measured from back of the existing or proposed future curbline. The future back of curb for:

- a. **North Davidson St:** 21.5 feet from centerline

- b. **E. 17th St:** Existing curb is in the correct future location

~~However, the curbs shown on the site plan do not match existing conditions. The petitioner should revise plan to show the correct existing curbs.~~

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2. ~~Traffic Study~~ A Traffic Impact Study/Transportation Technical Memorandum is not needed for the complete review of this petition.
3. The site is located within a ¼ mile of the Parkwood Transit Station. The petitioner should revise the site plan to show:
 - a. 8 foot planting strip behind the existing curb and 8 foot sidewalk on E. 17th St
 - b. 16.5 foot planting strip behind the existing curb and 8 foot sidewalk on N. Davidson
4. 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 before the site's first building certificate of occupancy is issued. CDOT requests right of way set at 2' behind back of sidewalk where feasible.
5. The petitioner should revise the site plan and show the correct existing right of way on North Davidson of 40 feet and a proposed right of way of 75 feet.

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.