

# Rezoning Transportation Analysis

Petition Number: 2019-001c

General Location Identifier: 22345181, 22345195

**From:** Felix Obregon, PE  
[fobregon@charlottenc.gov](mailto:fobregon@charlottenc.gov)  
704-432-5729

**Reviewer:** Molly T Haynes  
[molly.haynes@charlottenc.gov](mailto:molly.haynes@charlottenc.gov)  
704-336-1496

## Revision Log:

Date	Description
01-31-2019	First Review
03-12-2019	Second Review

## General Review Information

The site is on Lancaster Highway (major thoroughfare) and is located in an unincorporated area.

---

*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 petitioner has committed to 50' of right-of-way from the centerline of Lancaster Highway. CDOT is requesting the petitioner dedicate an additional 2' right-of-way to ensure the entire width of the sidewalk is within the public right-of-way.

## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	N/A	0	Tax Record
Entitlement with Current Zoning	Apartments Medical Office	24 dwellings 10K sf	480	RZ 2014-001(C)
Proposed Zoning	Day Care Center Medical Office	16,500 sf 8,500 sf	1,080	Site Plan: 03-11-19

## Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

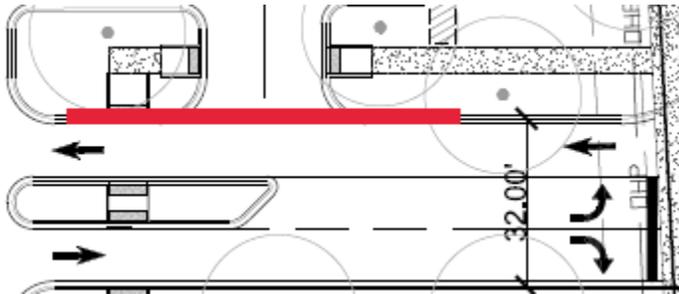
- ~~**Curbline** The proposed zoning district has a setback measured from back of the existing or proposed future curbline. The location of the future back of curb will be located 38' from Lancaster Highway centerline. The petitioner should update the site plan and conditional note(s) to commit to construct the curb and gutter, widening, and sidewalk.~~
- ~~**Traffic Study** A Traffic Impact Study/Transportation Technical Memorandum is not necessary for the complete review of this petition.~~

# Rezoning Transportation Analysis

Petition Number: 2019-001c

General Location Identifier: 22345181, 22345195

3. ~~The petitioner should revise the conditional note(s) to reflect the roadway improvements on Lancaster Highway.~~
4. ~~The petitioner should revise the site plan to add a note specifying all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.~~
5. **NEW COMMENT: Petitioner shall amend the revised site plan to provide the required minimum 100' stem length for proper internal circulation.**



6. **NEW COMMENT: CDOT is requesting the petitioner dedicate 2' right-of-way to include the entire width of the proposed 6' sidewalk in the required 50' right-of-way.**
7. 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.

## 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

# **Rezoning Transportation Analysis**

**Petition Number: 2019-001c**

*General Location Identifier: 22345181, 22345195*

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.