

Rezoning Transportation Analysis

Petition Number: 2019-022

General Location Identifier: 02955101

From: Felix Obregon, PE
fobregon@charlottenc.gov
 704-432-5729

Reviewer: Rick Grochoske, PE
rgrochoske@charlottenc.gov
 704-432-1556

Revision Log:	Date	Description
	03-21-2019	First Review

General Review Information

The site is on and Morehead Road (major collector) and Salome Church Road (major thoroughfare) and is located in a corridor outside Route 4, in the City's ETJ. The site is within the limits of the Northeast Area Plan.

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

To be provided prior to public hearing.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Truck parking	N/A	0	Charlotte Explorer
Entitlement with Current Zoning	Truck parking Single Family (25.49 ac of R-3) Apartments (1.25 ac of R-12MF)	N/A 76 dwellings 15 dwellings	880	General Guidance from Planning and RZ 1998-017(C)
Proposed Zoning	Warehouse Warehouse (26.37 ac of I-1(CD) SPA)	45,000 sf 263,700 sf	530	Site Plan: 01-31-19

Rezoning Transportation Analysis

Petition Number: 2019-022

General Location Identifier: 02955101

Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

1. **Curblines:** The location of the future back of curb on the following roads is as follows:
 - a. Morehead Rd's back of curb is 17.5' as measured for the road's existing centerline (see CLDSM U-07 standard Local Collector Street Typical Section).
 - b. Salome Church Rd. back of curb is 33' as measured for the road's existing centerline.
 - c. Gene Downs Rd. back of curb is 12.5' as measured for the road's existing centerline.The petitioner should revise the site plan and conditional note(s) to commit to construct the curb and gutter at all the locations described above. The site plans should label and dimension the curb and gutter location from the road centerline.
2. **Traffic Study:** ~~A Traffic Impact Study is not necessary for the complete review of this petition.~~
3. The petitioner should revise the site plan and conditional note(s) to provide 36' of right-of-way dedicated in fee simple along the site's Morehead rd. frontage, a major collector.
4. The petitioner should revise the site plan and conditional note(s) to provide 50' of right-of-way dedicated in fee simple along the site's Salome Church Rd. frontage, a major thoroughfare outside Route 4.
5. The petitioner should revise the site plan and conditional note(s) to provide 55' of total right-of-way dedicated in fee simple along the site's Gene Downs Rd. frontage, a local office/commercial narrow street typical section.
6. The petitioner should revise the site plan and conditional note(s) to provide curb/gutter, pavement widening, an 8' planting strip and 5' sidewalk along the site's Morehead Rd. frontage, City's Subdivision Ordinance.
7. The petitioner should revise the site plan and conditional note(s) to provide curb/gutter, pavement widening, an 8' planting strip and 5' sidewalk along the site's Salome Church Rd. frontage, per Chapter 19 requirements.
8. The petitioner should revise the site plan and conditional note(s) to provide curb/gutter, pavement widening, an 8' planting strip and 5' sidewalks along the site's Gene Downs Rd. frontage, City's Subdivision Ordinance.
9. The petitioner should revise the site plan and conditional note(s) to remove/close an existing driveway on Morehead Rd. east of the main site's driveway (i.e. "Old Gene Downs Rd.") and restore the open drainage grass ditch section. See the subject driveway to be closed below, as requested by both NCDOT and CDOT. Site access can be served by the two (2) remaining driveways.
10. The petitioner should revise the site plan and conditional note(s) to provide two (2) 150' westbound Morehead Rd. left turn storage lanes at Gene Downs Rd. and the main site's driveway (i.e. "Old Gene Downs Rd.") with appropriate bay taper lengths (see the location of the two required left turn storage lanes below).

Rezoning Transportation Analysis

Petition Number: 2019-022

General Location Identifier: 02955101



11. 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.
12. 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.

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.