

Rezoning Transportation Analysis

Petition Number: 2019-036

General Location Identifier: 05301131

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

Reviewer: Molly T Haynes, PE
Molly.haynes@charlottenc.gov
704-336-1496

Revision Log:

Date	Description
04-15-2019	First Review
08-15-2019	Second Review

General Review Information

The site is on Rhyne Road (minor thoroughfare) and is located in a wedge outside Route 4. The site is within the limits of the Catawba Area Plan.

Active Transportation Projects Near the Site:

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 met the ordinance requirements in providing the required planting strip and sidewalk along the frontage of Rhyne Road. The petitioner should commit to all transportation improvements shown on the site plan.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	NA	0	Tax Record
Entitlement with Current Zoning	Single Family (8.7 acres of R-3)	26 dwellings	300	General Guidance from Planning or
Proposed Zoning	Office	19,800 sf	220	Site Plan: no date provided
	Warehouse	40,000 sf	110	Site Plan: 08-08-19

Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

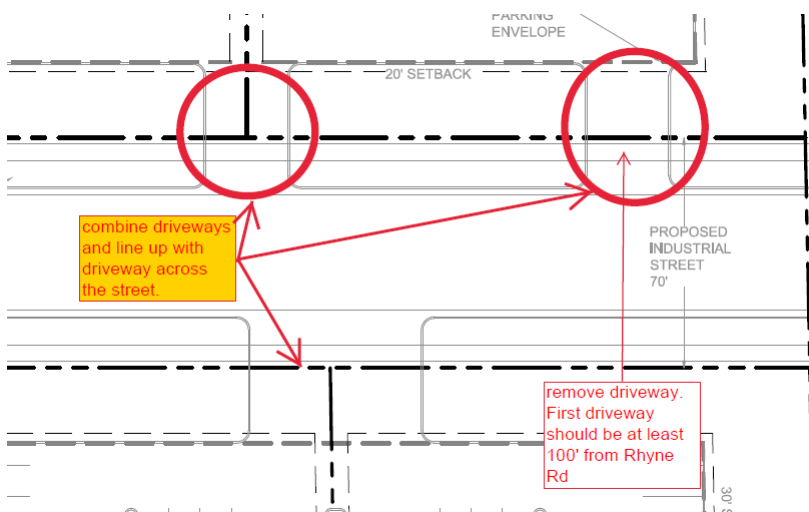
1. **Traffic Study** A Traffic Impact Study is not necessary for the complete review of this petition.

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2. ~~Per Chapter 19 ordinance, the petitioner should revise the site plan and conditional note(s) to commit to the construction of curb and gutter, 8' planting strip and 6' sidewalk along the property frontage of Rhyne Road.~~
3. **COMMENT RESCINDED:** ~~The petitioner should revise the site plan and conditional note(s) to include a 150-foot left turn lane from Rhyne Road onto the proposed Industrial Street. The petitioner should include notes to commit to the construction of the left turn lane.~~
4. **COMMENT RESCINDED:** ~~The Catawba Area plan calls for a bike lane at this location. The petitioner should revise the site plan and conditional notes committing to the construction of the 5' bike lane along the property frontage of Rhyne Road.~~
5. ~~There is a proposed street connection to Rhyne Road from the adjacent property. The petitioner should confirm the location of the connection adjacent to the site and design the proposed Industrial Street to line up with the adjacent connection to increase connectivity.~~
6. ~~The petitioner should revise the site plan to eliminate the driveway shown below to reduce vehicular conflict points.~~
 - a. ~~The petitioner should revise the site plan to combine the driveways and line them up adjacent from one another along the Proposed Industrial Street to eliminate multiple conflict points.~~

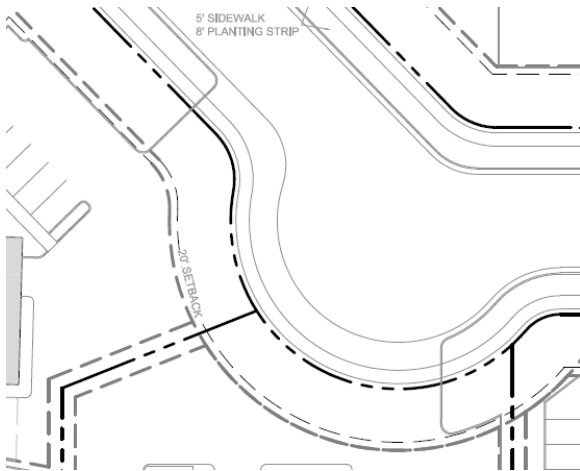


7. ~~The petitioner should revise the site plan to eliminate the bulb out on the Proposed Industrial Street.~~

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8. 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.
9. ~~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.~~
10. **New Comment (Site Plan 8/12/2019):** The petitioner should revise the Conditional Development Standards to include the commitment to construct all transportation improvements shown in the site plan.
11. **New Comment (Site Plan 8/12/2019):** The petitioner should revise the site plan and conditional notes to construct the curb and gutter 13.5' from Rhyne Road centerline to the back of curb to include an 11' travel lane and 2.5' curb and gutter.

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.

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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.