

Rezoning Transportation Analysis

Petition Number: 2019-076

General Location Identifier: 07111103, 07111101, 07111102

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Revision Log:

Date	Description
07-18-2019	First Review
08-12-2019	Second Review

General Review Information

The site is at the unsignalized intersection of Rozzelle's Ferry Road (minor thoroughfare, city maintained) and Turner Avenue (local collector, city maintained). The site is in a wedge inside Route 4. The site is also served by a CATS bus route on Rozzelle Ferry Rd. with existing bus stops at Turner Ave.

Active Projects Near the Site:

- Savona Mill Rezoning Petition 2016-112 Transportation Requirements
 - The petitioner committed to implement a 3-travel lane Rozzelles Ferry street section between Turner Ave. and Gardner Ave., including a Rozzelles Ferry pedestrian refuge island to enhance pedestrian crossings. The Savona Mill developer has no current construction schedule to implement these improvements.
- Rozzelles Ferry Streetscape Project
 - The project will implement bicycle facilities on Rozzelles Ferry Road and improve accessible ramps.
- Yellowstone-Zebulon Street Connectivity
 - The project will construct a new street and bridge connecting Coronet Way and Rozzelles Ferry Road. The street will include a wide planting strip, sidewalk and multi-use path connecting the future greenway.

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 agreed and committed to all transportation improvements required and/or requested by CDOT. The following two (2) transportation issues are remaining:

- Implement two directional accessible ramps on the northwest quadrant of Turner Ave. and Chamberlain Ave.
- Implement a 5' internal sidewalk connecting a private alley to Turner Ave.

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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 (2.39 acres of R-8)	19 dwellings	190	General Guidance from Planning
Proposed Zoning	Townhomes	47 dwellings	310	Site Plan: 08-12-19

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.~~
 - a. ~~Road Name: Turner Ave. future back of curb needs to be located 35' as measured from the existing back of curb on the east side of Turner Ave. to provide a 3-travel lane street section (i.e.: a 10' receiving lane, a 10' left turn lane, and a 10' thru/right turn lane) along the site's Turner Ave. frontage.~~
 - b. ~~Road Name: Rozzelles Ferry Rd. existing back of curb can remain as is.~~
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 commit to dedicate 35' right-of-way from the road's centerline along the site's Rozzelles Ferry Rd. frontage. The revised site plan needs to label and dimension the right-of-way from the road centerline.~~
4. ~~The petitioner should revise the site plan and conditional note(s) to commit to dedicate 43' right-of-way as measured from Turner Ave's existing eastside back of curb line along the site's Turner Ave. frontage. The proposed 8' sidewalk along Turner Ave. can be placed in a permanent Sidewalk Utility Easement (SUE).~~
5. ~~The petitioner should revise the site plan and conditional note(s) to implement a local collector street section (see CLDSM U-07.16) along the site's Turner Ave. frontage. This is a CDOT request to provide transportation capacity improvements for the NB Turner Ave. approach at Rozzelles Ferry Rd. to mitigate existing traffic congestion.~~
6. ~~The petitioner should revise the site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 8' sidewalks along the sites Rozzelles Ferry Rd. and Turner Ave. frontages as required by the City's Subdivision Ordinance. The revised site plan needs to label and dimension both items.~~
7. ~~The petitioner should revise the site plan and conditional note(s) to eliminate the proposed site driveway on Turner Ave. near Rozzelles Ferry Rd., due its closeness to Rozzelles Ferry Rd. (a minor thoroughfare).~~
8. The petitioner should revise the site plan and conditional note(s) to provide directional accessible ramps complying with current PROWAG Guidelines on the following intersection corners:
 - Rozzelles Ferry/Gardner – southeast corner to be installed by funded pedscape project
 - Rozzelles Ferry/Turner – northeast corner to be installed by funded pedscape project
 - Turner/Chamberian – northwest corner implement two (2) directional accessible ramps

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9. ~~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.~~
10. ~~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.~~
11. **New Comment based on revised site plan dated 8/12/2019:**
The petitioner needs to revise the site and conditional notes to provide a 5' internal sidewalk with planting strip on the southside of proposed building I, connecting the private alley to Turner Ave.

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.