

Rezoning Transportation Analysis

Petition Number: 2019-090

General Location Identifier: 11312255

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

Reviewer: Carlos Alzate
Carlos.alzate@charlottenc.gov
704-432-0672

Revision Log:

Date	Description
08/21/2019	First Review
09-24-19	Second Review

General Review Information

The site is on Sam Wilson Road (minor thoroughfare, state maintained) and is in a wedge outside Route 4. The site is within the limits of the Dixie Berryhill Strategic Plan. The proposed petition is requesting to change the site's zoning from residential to industrial uses.

Active Projects Near the Site:

- CLT Airport and River District Feasibility Study
 - Determine what road improvements are required to sustain recent area growth in CLT airport, River District and surrounding 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 site is located on a minor thoroughfare outside the City limits. The site plan commits to dedication of right-of-way for the future Old Dowd Road realignment and multi-use path across the site frontage. CDOT requests that the petitioner update the proposed site plan to address the Outstanding Issues below.

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 (34.6 ac of R-3)	103 dwellings	1,070	General Guidance from Planning
Proposed Zoning	Warehouse	519K sf	870	Site Plan: 09-16-19

Outstanding Issues

Strikeout = Not an outstanding issue

Rezoning Transportation Analysis

Petition Number: 2019-090

General Location Identifier: 11312255

~~**Traffic Study** A Traffic Impact Study is not necessary for the complete review of this petition. If the during the permitting process the site generates more than 2500 daily trips, then a traffic study will be required.~~

- ~~1. The section of Sam Wilson Rd along the site frontage is identified CRTPO as part of the Old Dowd Road Realignment. The petitioner should revise the site plan and conditional note(s) to commit to dedicate 55 feet of right of way from the road centerline. The site plan should label and dimension the right-of-way from the road centerline.~~
- ~~2. The petitioner should revise the site plan and conditional notes showing and committing to the construction of planting strip and sidewalk per the Dixie Berryhill Strategic Area Plan, Chapter 19 Ordinance and the Greenway Master Plan. Show an 8-foot planting strip and 12-foot multi-use path along Old Dowd Rd. The back of the multi-use path is located 53 feet from centerline of the road. The site plan should label and dimension both items from the centerline of the road.~~
3. The petitioner should revise the site plan and conditional note(s) to construct a left turn lane on Old Dowd Road into the development.
 - a. **TECHNICAL CORRECTION: Revise conditional note "C" under Transportation to read:**

Petitioner shall provide a left turn lane within the right of way on Old Dowd Road at the site's proposed access point. In the event the property across the Old Dowd Road has installed a center two-way turn lane across the site frontage as required by approved rezoning petition 2018-129, the left turn lane would not be required.
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.

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

Rezoning Transportation Analysis

Petition Number: 2019-090

General Location Identifier: 11312255

construction/installation of the non-standard item(s). Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.