

Rezoning Transportation Analysis

Petition Number: 2019-093

General Location Identifier: 08501417

From: Felix Obregon, PE
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Reviewer: Isaiah Washington
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Revision Log:

Date	Description
08-20-19	First Review
09-24-19	Second Review

General Review Information

The site is on W 32nd Street (local, city maintained) and is in a corridor inside Route 4. The site is within the limits of the North Tryon Area Plan.

Active Projects Near the Site:

- No relevant projects in vicinity

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

A full transportation summary will be provided after the site plan is revised. The petitioner is requesting on-street parking to meet required parking for the proposed project (Conditional Note 5c). In regard to Conditional Notes 3a and 3d, this request is being reviewed as part of curb lane management as related to street parking in this immediate area. Due to this petition was submitted as a conditional rezoning request and future trip generation is undetermined, CDOT encourages the petitioner to update the proposed site plans to address the Outstanding Issues below.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Warehouse	17,340 sf	70	Tax Record
Entitlement with Current Zoning	Warehouse	31,950 sf	100	General Guidance from Planning
Proposed Zoning	2.13 ac of MUDD-O	Too many uses to determine		Site Plan: 09-16-19

Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

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1. ~~**Curbline** The proposed zoning district has a setback measured from back of the existing or proposed future curbline.~~
 - a. ~~**W 32nd Street:** The future location of curb and gutter is in its existing location.~~
2. ~~**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. The site plan for public hearing needs to include all the TIS requirements.~~
3. ~~The petitioner should revise the site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 6-foot sidewalk on 32nd Street. The site plan should label and dimension both items from the back of curb and gutter and road centerline.~~
4. ~~The petitioner should revise the site plan and conditional note(s) to show one of the on street parallel spaces to be an ADA accessible space. **Comment Rescinded: Site plan no longer showing striped on street parking. (Site Plan: 09-16-19)**~~
5. **New Comment (Site Plan:09-16-19)** The petitioner should revise the site plan to remove conditional note 5.c. CDOT is currently okay with on street parking in this location but cannot commit to permanently allowing on street parking in case there are future concerns or safety issues that may cause for on street parking restrictions.
6. The petitioner should revise the site plan to show the loading and delivery occurs within the site.
7. ~~The petitioner should revise the site plan and conditional note(s) to remove conditional note 3.b. The existing driveway(s) will need to be brought to current standards.~~
8. **New Comment (Site Plan:09-16-19):** The petitioner should revise the site plan to remove the ramps and crosswalk on the driveway. The driveway type will be determined during permitting and may not require ramps.
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. **Resolved** ~~Sample format for comment that is resolved~~

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. The setback for this district is measured from the back of the existing or future curbline as determined by CDOT and Planning during the permitting process.
2. 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.
3. 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.

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4. 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.
5. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
6. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
7. 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.