

Rezoning Transportation Analysis

Petition Number: 2019-097

General Location Identifier: 14513403

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Reviewer: Joe Mangum, AICP
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Revision Log:

| Date | Description |
|----------|--------------|
| 08-14-19 | First Review |

General Review Information

The site is on S Tryon Street (major thoroughfare, state maintained) less than ¼ mile from the signalized intersection with Clanton Road (major thoroughfare, city maintained). The site is in a corridor inside Route 4 and is within the limits of the Scaleybark Transit Station Area Plan.

Active Projects Near the Site:

- South Tryon Corridor Implementation
 - The project will implement pedestrian hybrid beacons, bulb-outs, and pavement markings at various locations along South Tryon Street between Clanton Road and Carson Boulevard.

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 on a major thoroughfare near a signalized intersection. CATS bus routes 12 and 16 run along S Tryon Street and the site is less than ½ mile from the Scaleybark Blue Line Station. The site has existing curb and gutter and back of curb sidewalk along S Tryon Street and Blairhill Road.

The petitioner previously submitted a traffic study scope. CDOT will work with the petitioner during permitting to design a street network and upgrade the streetscape in accordance with city ordinance to support the transit oriented development requested by the petitioner.

Trip Generation

| Scenario | Land Use | Intensity | Trip Generation (vehicle trips/day) | Source |
|---------------------------------|---------------------|-----------|-------------------------------------|------------|
| Existing Use | Health/Fitness Club | 47,530 sf | 250 | Tax Record |
| Entitlement with Current Zoning | Health/Fitness Club | 47,530 sf | 250 | Tax Record |

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|-----------------|-----------------------------------|---|-------|-----------------------------------|
| Proposed Zoning | Retail Apartments Townhomes | 15,000 sf 350 dwellings 160 dwellings | 4,730 | Traffic Impact Study: 04-23-19 |
|-----------------|-----------------------------------|---|-------|-----------------------------------|

Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

1. **Traffic Study** The petitioner previously submitted a traffic study scope. CDOT will continue working with the petitioner to complete the traffic study and ensure that all proposed improvements are incorporated to the site plan during permitting.
2. **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.
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.