

Rezoning Transportation Analysis

Petition Number: 2019-107

General Location Identifier: 10910204

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

Reviewer: Eric Lemieux, PE
eric.lemieux@charlottenc.gov
704-336-2683

Revision Log:

| Date | Description |
|----------|--------------|
| 09-19-19 | First Review |

General Review Information

The site is on Albemarle Road (major thoroughfare, state maintained) and is in a wedge outside Route 4.

Active Projects Near the Site:

- Albemarle Road Left-Turn Lane at Harrisburg Road
 - The project will extend the length of the existing outbound left-turn lane on Albemarle Road at Harrisburg Road, increasing the turn lane's vehicular storage capacity.

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 once the petitioner addresses the site plan comments.

Trip Generation

| Scenario | Land Use | Intensity | Trip Generation (vehicle trips/day) | Source |
|---------------------------------|----------------------------|------------|-------------------------------------|---------------------|
| Existing Use | Single Family | 1 dwelling | 10 | Tax Record |
| Entitlement with Current Zoning | Retail | 3,140 sf | 570 | RZ 1992-070 |
| Proposed Zoning | Fast Food w/ Drive Thru | 4,700 sf | 2,210 | Site Plan: 06-27-19 |

Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

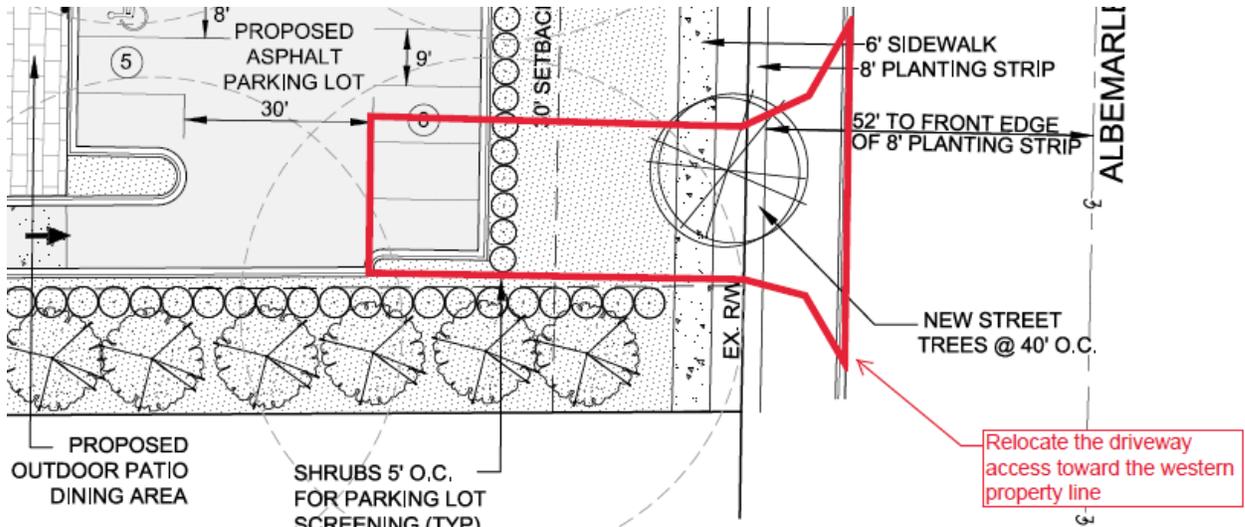
1. **Curbline** The proposed zoning district has a setback measured from back of the existing or proposed future curbline.
 - a. **Albemarle Road:** The future location of curb and gutter is in its existing location.

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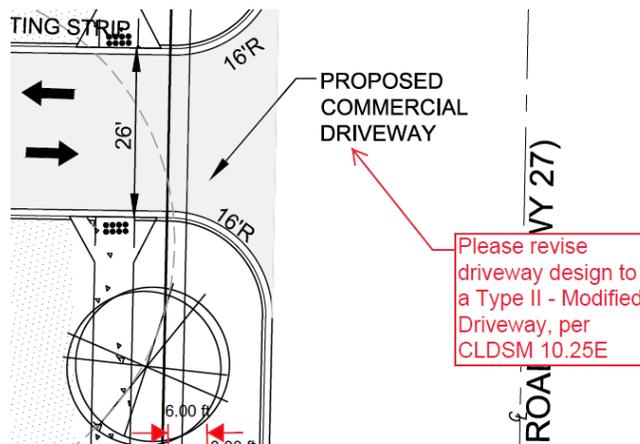
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2. **Traffic Study** A Traffic Impact Study is not necessary for the complete review of this petition.
3. CDOT and NCDOT request for the petitioner to remove the proposed access on Albemarle Road, limiting access to the existing cross access stub that is provided on the eastern property boundary.
4. If the petitioner declines the request outlined in outstanding issue number three, the petitioner should revise the site plan and conditional note(s) to relocate the proposed Albemarle Road access location toward the western property line.



5. After considering the request of outstanding issue numbers three and four, the petitioner should revise the site plan and conditional note(s) to commit to designing the proposed driveway on Albemarle Road to Charlotte Land Development Design Standards Manual (CLDSM) 10.25E – Type II Modified Driveway, if a driveway is proposed on Albemarle Road.

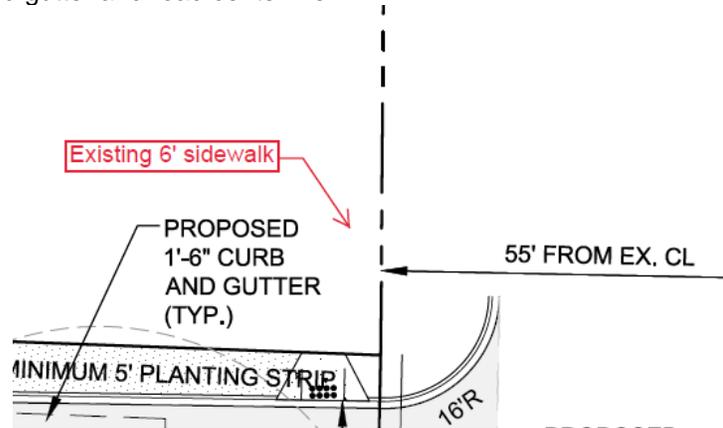


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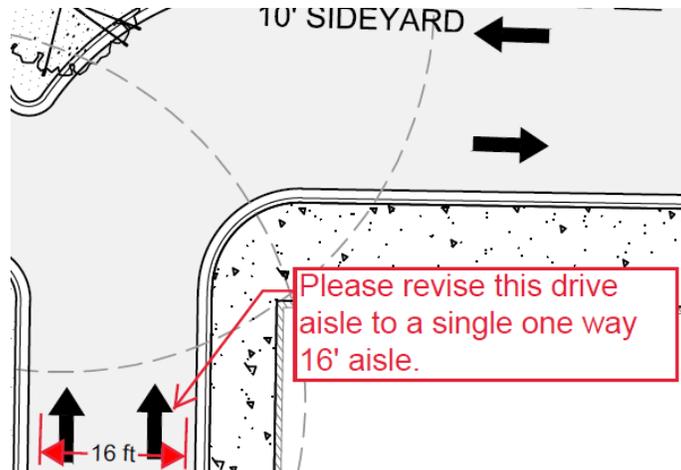
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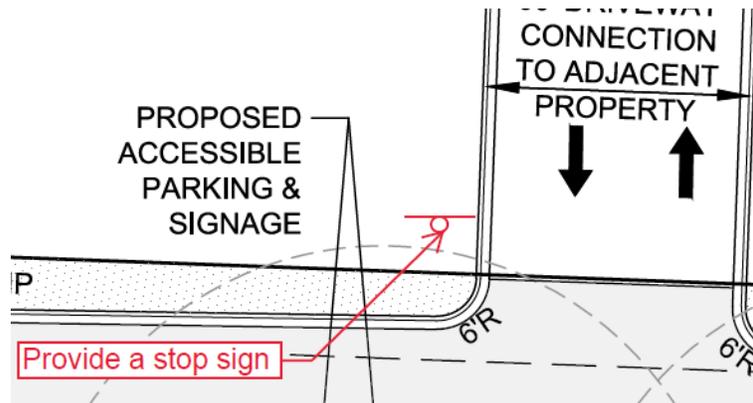
- The petitioner should revise the site plan and conditional note(s) to provide a 12-foot multi-use path on Albemarle Road and connect to the existing 6-foot sidewalk that fronts the eastern adjoining property. The site plan should show, label, and dimension both existing and proposed sidewalks from the back of curb and gutter and road centerline.



- The petitioner should revise the site plan and conditional note(s) to revise the internal driveway aisle to 16-foot one way.



- The petitioner should revise the site plan and conditional note(s) to place a stop sign at the adjacent property's cross access drive, entering the proposed site.

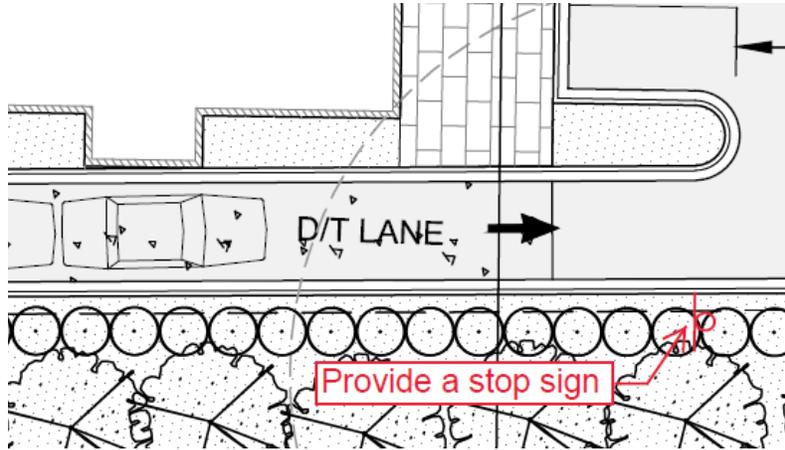


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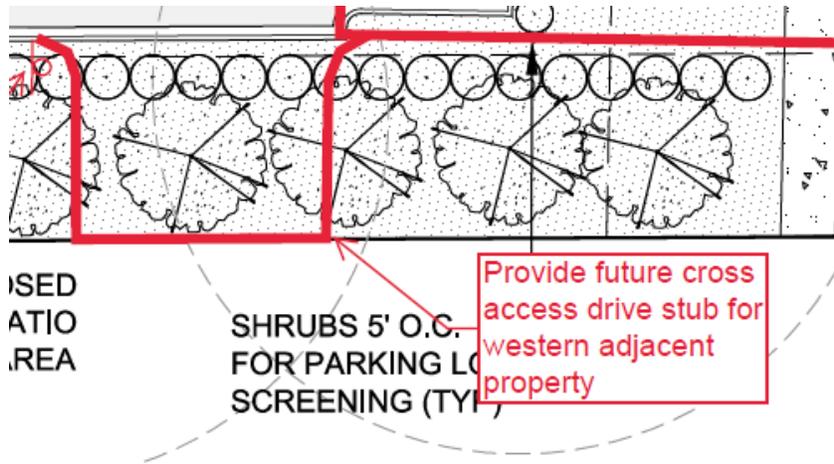
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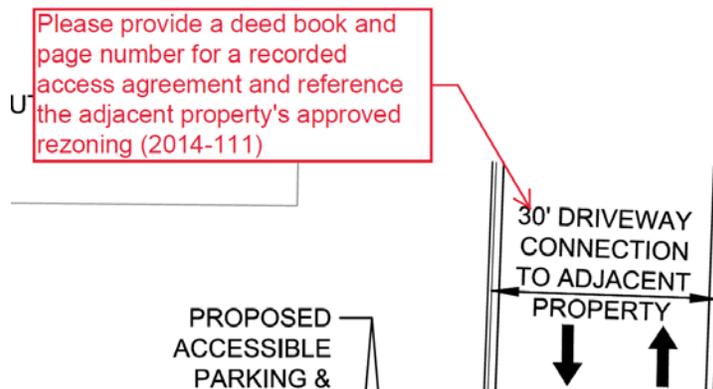
- The petitioner should revise the site plan and conditional note(s) to place a stop sign at the end of the drive-thru lane, if the driveway access to Albemarle Road is relocated toward the western property boundary.



- The petitioner should revise the site plan and conditional note(s) to commit to agreeing to a future private access easement and to include a cross access stub to the western adjacent property.



- The petitioner should revise the site plan and conditional note(s) to provide a recorded access agreement's deed book and page number, referring to approved rezoning 2014-111, note 4(c).



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12. 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.

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.