

# Rezoning Transportation Analysis

Petition Number: 2019-146

General Location Identifier: 08107308

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## Revision Log:

Date	Description
11-21-19	First Review
12-23-19	Second Review
02-17-2020	Third Review

## General Review Information

The site is at the unsignalized intersection of 19<sup>th</sup> Street (local, city maintained) and Davidson Street (minor thoroughfare, city maintained) and is in a corridor inside Route 4. The site is within the limits of the Parkwood Transit Station Area Plan.

### Active Projects Near the Site:

- Parkwood (N. Davidson-The Plaza) Improvements
  - This project will install pavement markings to create a buffered bike lane on Parkwood Avenue from Belmont Avenue to The Plaza. Several new signals will be added with the project limits as well.
- XCLT Bike Boulevard
  - This project will improve bike accessibility and safety along a route approximately seven miles in length extending from the Davidson Street / Sugar Creek Road intersection to the Rocky River Road / Rockland Drive intersection.

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*CDOT's review of this rezoning petition is intended to provide consistency with council adopted policies, plans, standards and guidelines including, but not limited to, the [Transportation Action Plan \(TAP\)](#), [Vision Zero](#), [Urban Street Design Guidelines \(USDG\)](#), [Center, Corridor and Wedges](#), [Charlotte BIKES](#), [Traffic Impact Study Guidelines](#) and [Charlotte WALKS](#). With a commitment to design complete streets, this review is 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.*

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*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.*

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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 road. The petitioner should revise the site plan to meet City ordinance requirements under UR zoning. CDOT is requesting the petitioner update the streetscape along E. 19<sup>th</sup> Street to better align with UR zoning standards to improve the pedestrian experience that matches current Council adopted Charlotte WALKS Policy providing better and safer walkability within urban environments. CDOT is also requesting the petitioner add a conditional note to state the street scape along N. Davidson will be updated to meet the current standards if the existing building fronting N. Davidson is removed. In addition, the petitioner should address the remaining outstanding items listed below.

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## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family Retail	1 dwelling 410 sf	20	Tax Record
Entitlement with Current Zoning	Single Family Retail	1 dwelling 410 sf	20	Tax Record
Proposed Zoning	Apartments	7,400 sf	30	Site Plan: 02-05-20

## 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. ~~19<sup>th</sup> Street:~~ The future location of curb and gutter is in its existing location.
  - b. **Davidson Street:** The future location of curb and gutter is 24' from centerline to back of curb.  
  
The site plan should show the curb and gutter labeled and dimensioned from the centerline for each road.
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.~~
3. **Comment updated based on site plan 12/17/19:** CDOT is requesting the petitioner update the site plan and conditional notes to show and dimension 8' planting strip and 5' sidewalk along 19<sup>th</sup> street as generally depicted on the *originally* submitted site plan.
4. ~~The petitioner should revise the site plan and conditional note(s) to commit to construct an 8-foot planting strip, 8-foot sidewalk on North Davidson if ever the building fronting North Davidson is ever demolished.~~
5. 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.
6. ~~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.~~
  - a. **Technical Correction based on site plan 02/05/2020:** The petitioner has copied and pasted the exact words as stated above, please update to state that the petitioner is actually going to complete all transportation improvements...etc.
7. ~~**Resolved** Sample format for comment that is resolved~~

## Advisory Information

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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.