

Rezoning Transportation Analysis

Petition Number: 2020-043

General Location Identifier: Tax ID 21159315

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Revision Log:

Date	Description
04-21-2020	First Review

General Review Information

The proposed project site is located on Rea Road (Minor Thoroughfare, State maintained) between Colony and Chadwyck Farms Road. The site is in a wedge outside of Route 4.

Active Projects Near the Site:

- No Active Projects

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.

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. The petitioner should update the site plan and conditional notes committing to a 12' multi-use path, in lieu of the 6' sidewalk, along the site's frontage to accommodate bicycle connectivity. The petitioner should revise the site plan to meet the ordinance requirements and the outstanding items listed below.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Nursery	2.9 acres	No data	Tax Record
Entitlement with Current Zoning	Retail (B-1, 2.9 acres)	29,000 SF	1,100	General Guidance from Planning
Proposed Zoning	Indoor Self-Storage Retail	100,000 SF 2,000 SF	570	Site Plan: 02-24-20

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Please provide responses to our comments.

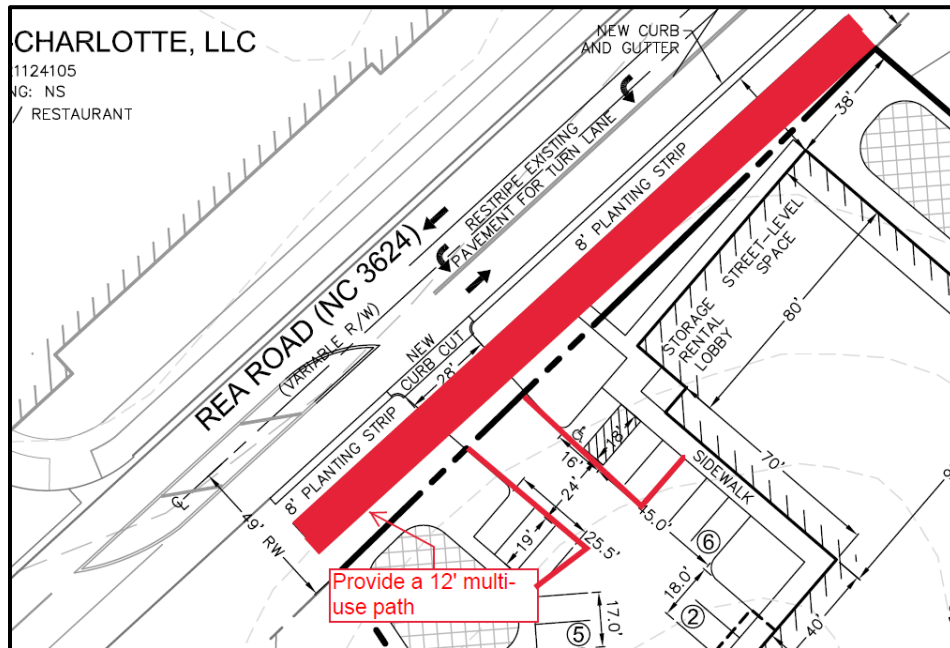
Outstanding Issues

~~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. **Rea Road:** The existing curb and gutter should be relocated 16.5' from the centerline of Rea Road. The ultimate cross section will include an 11' southwest left-turn lane, 11' travel lanes, 2.5' curb and gutter, 8' planting strip and 12' multi-use path.

The site plan should show the curb and gutter labeled and dimensioned from the road centerline.

2. **Traffic Study** It has not yet been determined whether a Traffic Impact Study is required for the complete review of this petition due to insufficient data received for the Indoor Storage. If during the permitting process the site generates more than 2500 daily trips, then a traffic study will be required.
3. The petitioner should update the site plan and conditional notes committing to a 12' multi-use path along the site's frontage to accommodate bicycle connectivity along Rea Road to meet the City's Charlotte BIKES policy. The streetscape should include an 8' planting strip and 12' multi-use path along the property's frontage on Rea Road.

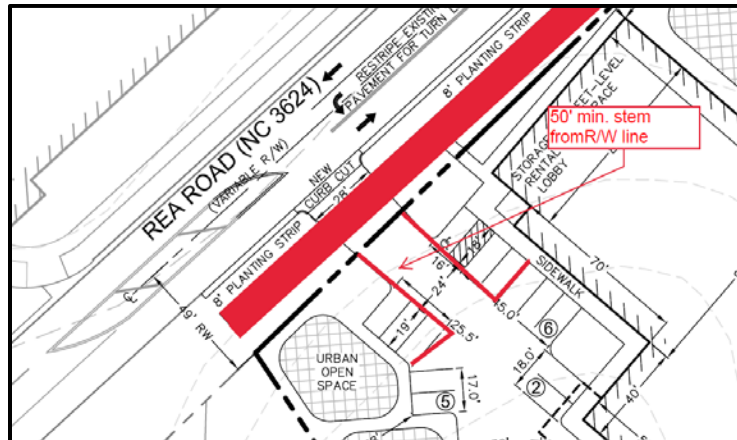


4. The petitioner should revise the site plan and conditional note(s) to include a 50' minimum driveway stem from the right-of-way.

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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' minimum behind back of multi-use path 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.
7. ~~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

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