

Rezoning Transportation Analysis

Petition Number: 2020-055

General Location Identifier: Tax ID 04739109

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Revision Log:

Date	Description
05-18-20	First Review
06-28-20	Second Review
08-25-20	Third Review

General Review Information

The site is located on W. WT Harris Boulevard (Major Thoroughfare, State maintained), IBM Drive (Minor Thoroughfare, City maintain), and I-85 (Freeway, State maintained). The site is in a Mixed-Use Activity Center outside of Route 4.

The project is within the University Research Park Area Plan which proposes

- Existing Parkway street cross section for W. WT Harris Blvd.
- Existing Avenue for IBM Drive

Active Projects Near the Site:

- I-85 & W. W.T. Harris Boulevard (NC 24) Interchange (TIP# I-6013)
 - Conversion of existing interchange to diverging diamond interchange
 - ROW 2025 and Construction 2027 (*Project suspended due to funding issues, schedule TBD*)
 - NCDOT project
- Future Doby Creek Greenway (parallel to I-85), and greenway spur to Wells-Fargo CIC (parallel to Harris Blvd.)
 - Mecklenburg County
 - Unfunded

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.

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Transportation Summary

The site is located on W. WT Harris Boulevard (Major Thoroughfare, State maintained), IBM Drive (Minor Thoroughfare, City maintain), and I-85 (Freeway, State maintained). 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	Vacant	NA	0	Tax Record
Entitlement with Current Zoning	Office (27.97 ac of RE-2)	731,020 sf	7,120	General Guidance from Planning
Proposed Zoning	Apartments	300 dwellings	2,200	Site Plan: 08.17.20

Please provide responses to our comments.

Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

1. ~~**Curblines** The proposed zoning district has a setback measured from back of the existing or proposed future curblines.~~

a. ~~**W. WT Harris Boulevard:** The future location of curb and gutter is in its existing location.~~

b. ~~**IBM Drive:** The future location of curb and gutter is in its existing location.~~

Outstanding (site plan dated 8-17-20) 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 due to the site generation of less than 2500 daily trips. If during the permitting process the site generates more than 2500 daily trips, then a traffic study will be required.~~

3. **Outstanding (site plan dated 8-17-20)** The petitioner should revise the site plan and conditional note(s) to commit to construct bicycle facilities by installing a 12' multi-use path along the perimeter of the parcel to meet the City Charlotte BIKE Policy, with two accessible ramps.

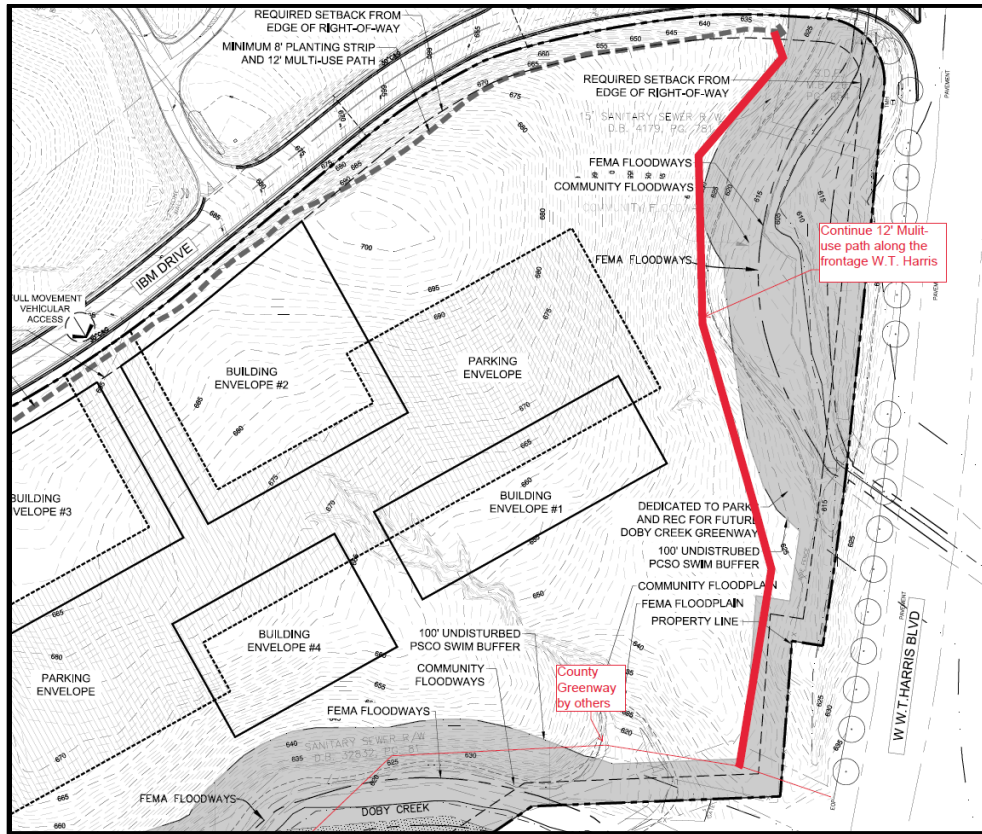
a. **New comment (site plan dated 8-17-20)** The petitioner should also commit to including accessible ramps, per PROWAG requirements, to the channelized median at IBM Drive & W.T. Harris Boulevard.



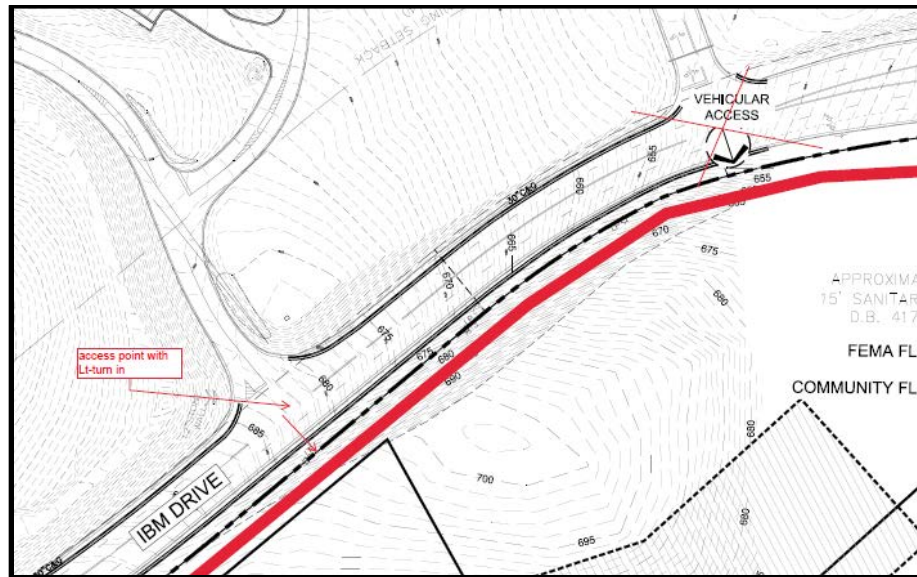
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- ~~4. The City ordinance gives CDOT the authority to determine driveway locations to public streets. Therefore, the petitioner should revise the site plan and conditional note(s) to commit to eliminating the northernmost proposed access point and creating an access point opposite the second Innovation Park Driveway. This comment was previously provided to the development team at a pre-submittal meeting.~~

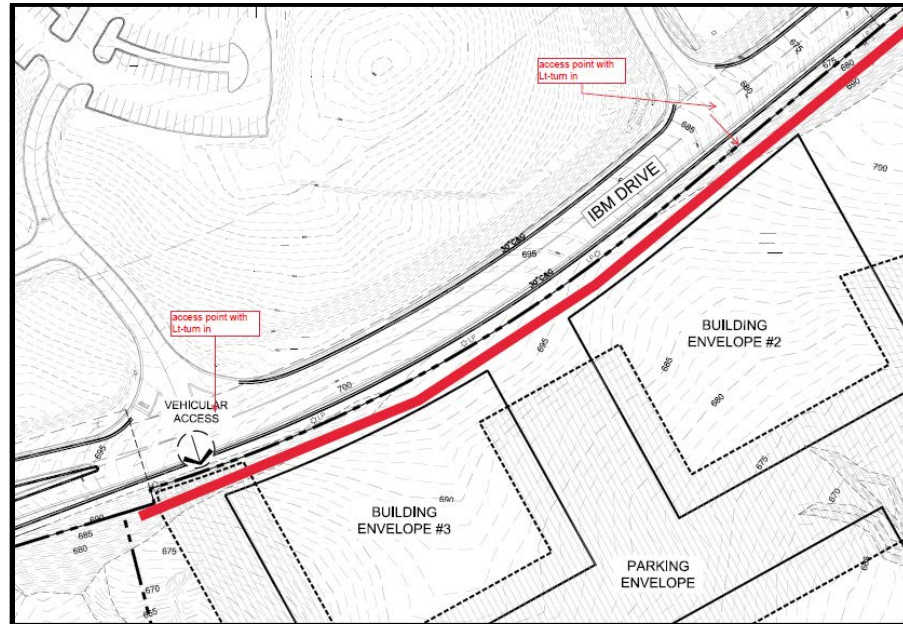


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- ~~The petitioner should revise the site plan and conditional note(s) to provide left turn lanes from IBM Drive into the site.~~



- ~~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.~~

- 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.

- 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.

- 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.
- 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.
- 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.
- All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.

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5. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
6. 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.