

Rezoning Transportation Analysis

Petition Number: 2020-064

General Location Identifier: Tax ID 08001103

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Reviewer:
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Revision Log:

Date	Description
4/14/20	First Review

General Review Information

The petition is located Uptown and is bounded by N. Tryon St., 5th St., 6th St., and College St. All streets are City-maintained. Tryon St. is classified as a minor thoroughfare, and the other 3 streets are classified as major thoroughfares. The petition is located in a Center and is inside Route 4. The applicable plan for the area is the Center City 2020 vision plan.

Active Projects Near the Site:

- Uptown Cycletrack, Phase 2
 - Scope: Convert northern lane of 6th St. to a two-way separated cycletrack between McDowell St. and I-77 (via 5th St.). Some reconfiguration of pavement markings, loading, and parking on 6th St. in the vicinity of this petition will occur.
 - Phase: 100% Design
 - Construction: beginning Fall 2020 and completion by Fall 2021
 - PM: Kristie Kennedy / Carlos Alzate
 - kkennedy@charlottenc.gov / calzate@charlottenc.gov
 - 704-591-3954 / 704-534-3775

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

We have no transportation issues with this petition.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
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Existing Use	High-rise office tower with ground-floor retail	989,500 ft ²	n/a	<i>Tax Record</i>
Entitlement with Current Zoning	Same	Same	Same	<i>Rezoning 2001-76</i>
Proposed Zoning	Same	Same	Same	<i>Site Plan: 3/20/20</i>

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. 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.
2. Adequate sight triangles must be reserved at the existing/proposed street entrances. Two 10' x 10' pedestrian sight triangles are required for the entrances to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrances. Such items should be identified on the site plan.
3. The proposed driveway connection(s) to public streets will require a driveway permit(s) to be submitted to CDOT 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.
4. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
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.