

Rezoning Transportation Analysis
Petition Number: Insert Zoning Petition #2020-186
General Location Identifier: Tax ID 05112105

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Revision Log:

Date	Description
01-21-21	First Review (WB)

General Review Information

The petition is located on University City Boulevard (State-maintained, major thoroughfare) and Old Concord Road (State-maintained, local road), west of Mallard Creek Church Road (State-maintained, major thoroughfare). The petition is in the Northeast Corridor and is outside Route 4. Applicable area plans include the JW Clay Transit Station Area Plan.

Active Projects Near the Site:

- TIP# U-5768 (NC 49 & Back Creek Church Road (Eastern Circumferential))
 - Widen NC 49 to 6 lanes with shared use paths; realign Back Creek Church Rd (Eastern Circumferential) on new alignment to NC 49 and Mallard Creek Church Rd intersection
 - ROW 2022, Construction 2025

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 State-maintained major thoroughfare (University City Boulevard) and a State-maintained local road (Old Concord Road). As this is a conventional rezoning, a Traffic Impact Study (TIS) is not required as part of the rezoning process; however, it will be reviewed during the permitting process to determine if one will be required at that time. The petitioner and NCDOT are coordinating to determine the effects of TIP #U-5768 on the site. CDOT will work with the petitioner during permitting to coordinate with existing projects in the area and determine development requirements.

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Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	-	-	Tax Record
Entitlement with Current Zoning	Retail (B-1 1.01 acres)	11,010 SF	1,345	General Guidance from Planning
Proposed Zoning	Retail (B-2 1.01 acres)	16,515 SF	1,770	General Guidance from Planning

Provide comments to the specified comments below.

Outstanding Issues

Strikethrough = Resolved

1. Traffic Study: (Choose One)

A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to this being a conventional rezoning petition. If during the permitting process the site generates more than 2,500 daily trips, then a traffic study will be required.

Advisory Information

The following are requirements of the developer that must be satisfied prior to driveway permit approval. These requirements shall be reflected on the rezoning plan, as appropriate.

1. 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, per the City of Charlotte's Driveway Regulations.
2. 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 NCDOT-maintained streets) are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs shall not interfere with sight distance at the entrance(s) and shall 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 (and NCDOT 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.
4. All proposed commercial driveway connections to a future public street will require a driveway permit 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 construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
7. The petitioner needs to complete and submit the Right of way Abandonment Petition form to CDOT for review. The decision of this rezoning petition does not correlate with the decision of the possible abandonment, as this decision is issued within the separate Right of Way Abandonment process that is controlled by North Carolina General Statutes.

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8. To attain a street and pedestrian lighting recommendation, the petitioner should coordinate with Anthony Mendez, CDOT. Please visit the following link:
<https://charlottenc.gov/Transportation/Programs/Pages/StreetLighting.aspx>