

Rezoning Transportation Analysis

Petition Number: #2021-120

General Location Identifier: 09503403

From: Jake Carpenter, PE

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Reviewer:

Isaiah Washington

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Revision Log:

Date	Description
09-28-2022	First Review (AO)
10-27-22	Second Review (TM)
11-28-22	Third Review (TM)
02-22-23	Fourth Review (IW)
04-20-23	Fifth Review (IW)

General Review Information

The petition is located on the east side of The Plaza, a City-maintained minor throughfare north of Mimosa Avenue, a City-maintained local street and south of Mecklenburg Avenue, a City-maintained minor collector. The petition is located in an east wedge inside of Route 4, and within the limits of the Center City 2020 Vision Plan.

Active Projects Near the Site:

- No active projects near the site

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 petition is located on the east side of The Plaza, a City-maintained minor throughfare north of Mimosa Avenue, a City-maintained local street south of Mecklenburg Avenue, a City-maintained minor collector. A Traffic Impact Study (TIS) is not needed for this site. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to committing to updating conditional notes. The site is committing to consolidating to one access point into the site and committing to relocating existing bike ramp to southern portion of the site and streetscape. Further details are listed below:

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Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Convenience Store	2,280 SF	1,740	Tax Record
Entitlement with Current Zoning	Office Retail (B-1 & O-2, 0.446 acres)	3,345 SF 2,230 SF	385	General Guidance from Planning
Proposed Zoning	Retail (NS, 0.446 acres)	2,280 SF	330	Site Plan: 11/14/2022

Provide comments to the specified comments below.

Outstanding Issues

Strikethrough = Resolved

1. ~~**Curbline:** The proposed zoning district has a setback measured from back of the existing or proposed future curbline.~~

a. ~~**The Plaza:** Maintain existing curbline.~~

~~Label and dimension the curb and gutter from the centerline for each road on the site plan.~~

2. ~~**Traffic Study:**~~

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

3. ~~Revise site plan and conditional note(s) to commit to dedicate minimum 50 feet of right-of-way from the road centerline of The Plaza if it does not currently exist. The site plan shall label and dimension the right-of-way from the road centerline.~~

~~**Outstanding Comment 10-27-22:** Dimension right of way from the centerline of the roadway. Add conditional note committing to dedicating 50 feet of right of way if it does not currently exist.~~

4. ~~Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 12-foot multi-use path on The Plaza. The site plan shall label and dimension both items from the back of curb and gutter.~~

~~**Updated Comment 10-27-22:** Revise site plan and conditional note(s) to commit to construct a 8-foot planting strip, and 10-foot multi-use path on The Plaza. The site plan shall label and dimension both items from the back of curb and gutter.~~

5. ~~**Outstanding Comment from 9-28-22:** Revise site plan and conditional note(s) to commit to removing existing bike ramp and green pavement markings just north of site. The site plan shall label and dimension both items from the back of curb and gutter.~~

~~**Outstanding Comment 10-26-22:** Revise site plan and conditional note(s) to commit to restriping existing green pavement marking to a dedicated right turn lane and removing existing bike ramp just north of the site. The site plan shall label and dimension both items from the back of curb and gutter.~~

6. ~~Revise site plan and conditional note(s) to commit to consolidating from two access points to one.~~

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7. ~~Comment from 9-28-22:~~ Revise site plan and conditional note(s) to commit to remarking pavement markings and building a bike ramp near south property line to transition bicyclists from separated bike lanes to multi-use path.

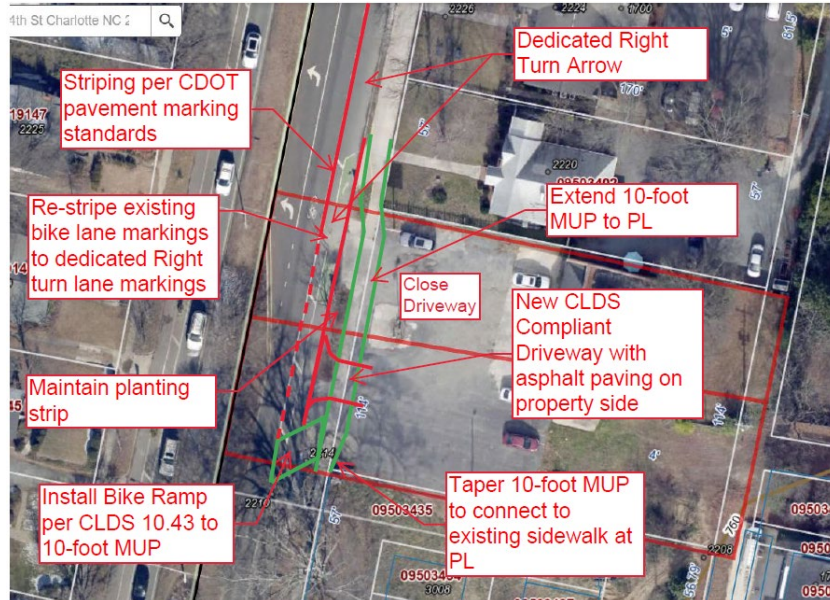


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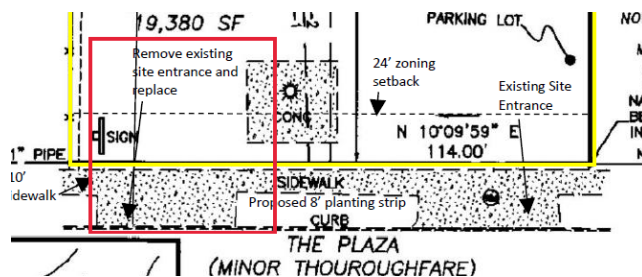
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Outstanding Comment 10-26-22: After further coordination the above design has been updated as follows to. ~~Revise site plan and conditional note(s) to commit to remarking current bike lane pavement markings to a dedicated right turn lane, a bike ramp near south property line per CLDSM 10.43 to transition bicyclists from separated bike lanes to multi-use path and extending the 10-foot multi-use path to the southern property.~~



8. **New Comment from 11-28-22:** ~~Revise conditional note saying "Removal of second driveway if needed according to CDOT ordinance for NS Zoning" to say "Close northern driveway".~~ ~~Revise callout saying "Remove existing site entrance and replace" to say "Close northern driveway".~~



ANY	- The focus is on uses that support the surrounding neighborhoods
CATED	Transportation:
ITY	- Vehicular access to Site shall be via one of the current driveways as shown on the site plan
NOT	- Removal of second driveway if needed according to CDOT ordinance for NS Zoning
ED	Architectural Standards:
OR	- Fencing/landscaping along side yard and rear yard that are adjacent to residential uses per ordinance requirements for NS Zoning

9. **Outstanding Comment from 9-28-22:** ~~A site plan note(s) 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 is needed. CDOT requests rights of way set at 2' behind back of sidewalk where feasible.~~

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10. **Outstanding Comment from 9-28-22:** A site plan note specifying that all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued is needed. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.

Comment Clarification 04-13-23: Remove "if needed" and "is needed" at the end of conditional notes shown below:

Transportation:

- Vehicular access to Site shall be via one of the current driveways as shown on the site plan
- Close northern driveway
- All improvements will be approved and constructed before the site's first building CO is issued **if needed**
- commit to remarking current bike lane pavement markings to a dedicated right turn lane, a bike ramp near south property line per CLDSM 10.43 to transition bicyclists from separated bike lanes to multi-use path and extending the 10-foot multi-use path to the southern property.
- Commit to striping and dedicated right turn arrow per CDOT pavement marking standards
- commit to dedicating 50-feet of right-of-way if it does not currently exist.
- fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued **is needed**

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. 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. 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.
3. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 50' x 50' 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.
4. 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.
5. All proposed commercial driveway connections to a future public street will require a driveway permit 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 construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
8. 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.
9. To attain a street and pedestrian lighting recommendation, the petitioner should coordinate with Anthony Mendez, CDOT. Please visit the following link:

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<https://charlottenc.gov/Transportation/Programs/Pages/StreetLighting.aspx>