

# Rezoning Transportation Analysis

Petition Number: #2021-277

General Location Identifier: 15501125, 15501126

From: Jake Carpenter, PE

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Reviewer:

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## Revision Log:

Date	Description
05-18-2022	First Review (WB)
09-21-2022	Second Review (AO)
10-26-2022	Third Review (IW)
08-21-2023	Trip Gen. Update (TP)
08-24-2023	Fourth Review (NK)
10-25-2023	Fifth Review (NK)

## General Review Information

The site abuts Providence Road, a State-maintained major thoroughfare, and Phill Aull Place, a city maintained Local Road. The petition is located in the Southeast Corridor within Route 4. Applicable plans include the Elizabeth Area Plan and the Center City 2020 Vision Plan.

Active Projects Near the Site:

- None

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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.*

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Based on our review of the petition, we offer the following information for your consideration.

## Transportation Summary

The site abuts Providence Road, a State-maintained major thoroughfare, and Phill Aull Place, a city maintained Local Road. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.

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## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	General Office Single Family Attached	2,586 SF 2 Dwelling Units	65	<i>Tax Record</i>
Entitlement with Current Zoning	General Office (O-2, 0.41 acres)	4,100 SF	75	<i>General Guidance from Planning</i>
Proposed Zoning	<del>Office &amp; Bakery (NS, 0.41 acres)</del>	<del>16,800 SF</del>	<del>1,635</del>	<del>Site Plan: No Date</del>
Proposed Zoning	Single Family Attached Bakery (NS, 0.41 acres)	5 Dwelling Units 2,064 SF	240	<i>Site Plan: 09/12/22</i>
Proposed Zoning	NC, 0.41 acres	-	Too many uses to determine trip generation	<i>Site Plan: 09/12/22</i>

Provide comments to the specified comments below.

## Outstanding Issues

**Strikethrough = Resolved**

### 1. ~~Outstanding Comment from 5-18-22:~~

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

~~a. **Providence Road:** The future curb and gutter shall be located 32.5 ft from the centerline. This offset represents the future typical section of a 4+ Avenue with Buffered/Separated Bike Lanes. No relocation of the Curb & Gutter is required with this project; however, plans must label and dimension the future location. Streetscape should be located at the future back of curb.~~

~~a. **Phil Aull Place:** The future curb and gutter shall be located 20.5 ft from the centerline. This offset represents a Local Commercial Wide Typical section with on-street parking along the site's frontage. **Commend Rescinded 10-27-22:** Development to construct Local Commercial Narrow and Multi-use Path along Phil Aull Place~~

~~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. ~~Outstanding Comment from 5-18-22:~~ Revise site plan and conditional notes to commit to dedicate 40 ft (min) right-of-way from the Providence Road centerline. Provide a sidewalk utility easement (SUE) 2 ft behind the future back of sidewalk (50.5 ft from the centerline). The site plan shall label and dimension the right of way from the road centerline.

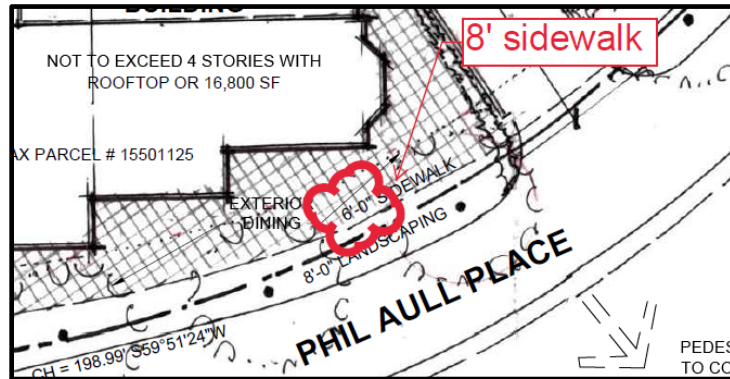
~~**Clarifying Comment from 10-26-2022:** Provide and show sidewalk utility easement (SUE) 2 ft behind the future back of sidewalk (50.5 ft from the centerline) on Providence Road.~~

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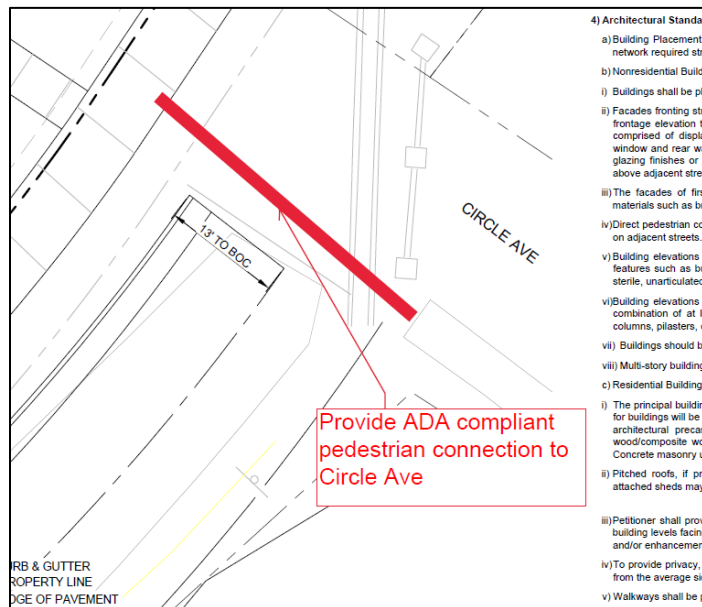
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4. ~~Outstanding Comment from 5-18-22:~~ Revise site plan and conditional notes to commit to dedicate 28.5 ft (min) right of way from the Phil Aull Place centerline per CLDSM U-05A. The site plan shall label and dimension the right of way from the road centerline. ~~Comment Rescinded 10-27-22:~~ Development to build Local Commercial Narrow and Multi-Use Path along Phil Aull Place.
5. ~~Revise site plan and conditional notes to commit to construct an 8 foot planting strip, and 8 foot sidewalk on Phill Aull Place per Chapter 19 and CLDSM U-05A. The site plan shall label and dimension both items from the back of curb and gutter and road centerline.~~



6. ~~Outstanding Comment from 5-18-22:~~ Site plan and conditional notes revisions are needed to provide an ADA compliant pedestrian connection from Phill Aull Place to Circle Avenue.

~~Clarifying Comment 10-27-22:~~ Label and add conditional note committing to ADA compliant connection.

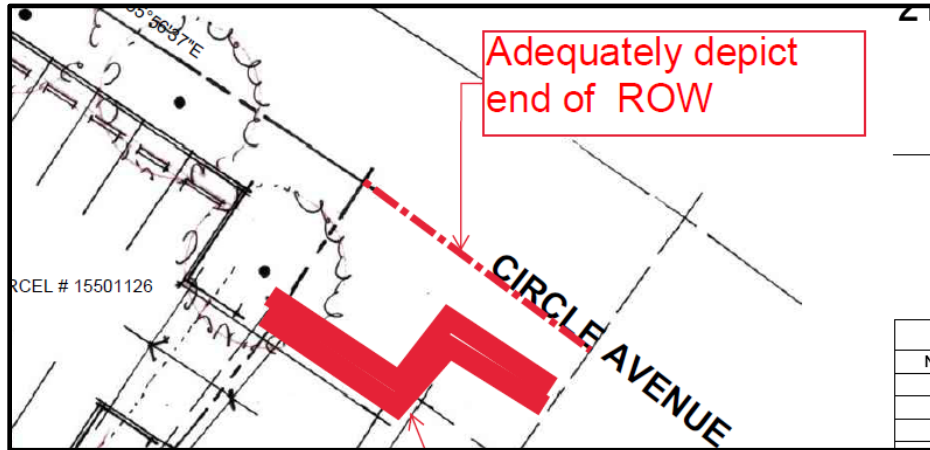


7. ~~Adequately depict the existing Circle Avenue right of way at Phil Aull Place.~~

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8. ~~Add a site plan 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 as needed. CDOT requests rights of way set at 2' behind back of sidewalk where feasible.~~
9. ~~**Outstanding Comment from 5-18-22:** Add 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 as needed. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.~~
10. ~~**Outstanding Comment from 5-18-22:** Add a conditional note stating that, "All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad Central Mecklenburg area, by way of a private/public partnership effort or other public sector project support."~~

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