

Rezoning Transportation Analysis

Petition Number: #2022-090

General Location Identifier: 02529122

From: Jake Carpenter, PE

Jacob.Carpenter@charlottenc.gov
980-221-5675

Reviewer:

Travis Miller

Travis.Miller@charlottenc.gov
980-221-5778

Revision Log:

Date	Description
11-28-22	First Review (TM)
01-25-23	Second Review (TM)
03-23-23	Third Review (TM)

General Review Information

The petition is located on the North side of WT Harris Boulevard, a State-maintained major throughfare west of I-485 off ramp, a State-maintained Ramp. The petition is located in the north west corridor outside Route 4.

Active Projects Near the Site:

- N/A

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 north side of WT Harris Boulevard, a State-maintained major throughfare west of the I-485 off ramp, State-maintained ramp. A Traffic Impact Study (TIS) is not needed for this site. CDOT has coordinated with the petitioner to construct an 8-foot planting strip and a 12-foot multi-use path along WT Harris Boulevard along with a dedicated right turn lane into the site. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to, dimensioning and labeling curb and gutter and revisions to the conditional notes. Further details are listed below.

Rezoning Transportation Analysis

Petition Number: #2022-090

General Location Identifier: 02529122

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	-	-	Tax Record
Entitlement with Current Zoning	Senior Adult Housing – Multifamily (R-17MF, 4.2 acres)	71 Dwelling Units	230	RZP#2019-184 and General Guidance from Planning
Proposed Zoning	Multifamily (Low-Rise) (R-22MF, 4.2 acres)	88 Dwelling Units	640	Site Plan: 4/29/2022
Proposed Zoning	Multifamily (Mid-Rise) (R-22MF, 4.2 acres)	92 Dwelling Units	395	Site Plan: 1/17/2023

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. ~~**WT Harris Boulevard:** The future location of curb and gutter is in its current location. Proposed curb and gutter along site frontage must match existing back of curb.~~

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

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

~~A Traffic Impact Study is not necessary for the complete review of this petition due to the site generating less than 2,500 daily trips.~~

3. ~~Revise site plan by labeling and dimension the right-of-way from the road centerline.~~

4. Site plan and conditional note(s) revisions are needed to commit to construct curb and gutter from existing curb and gutter to the Northern property line of the site. Curb and gutter shall be labeled and dimensioned from the centerline of WT Harris Boulevard on the site plan.

Outstanding Comment from 01-25-23: label and dimension curb and gutter on the site plan.

5. ~~Revise site plan by showing proposed 8-foot planting strip, and 12-foot sidewalk on WT Harris Boulevard as committed to in conditional notes. This meets chapter 19 requirements. The site plan shall label and dimension both items from the back of curb and gutter and road centerline.~~

6. ~~Revise site plan and conditional note(s) to provide a right turn lane at the site entrance with 100 feet of storage. Site plan shall dimension the storage length and the length of the taper. Add a conditional note noting the right turn lane improving.~~

7. ~~**Outstanding Comment from 11-28-22:** Revise site plan and conditional note(s) to provide a 100-foot driveway stem measured from the proposed right-of-way. Site plan shall dimension this from the proposed right-of-way.~~

Clarifying Comment (01-25-23): Driveway stem is measured from proposed right-of-way. Site plan revisions are needed to show a internal driveway stem from the right of way line

Rezoning Transportation Analysis

Petition Number: #2022-090

General Location Identifier: 02529122

- ~~8. 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 as needed. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.~~
9. **Outstanding Comment from 01-25-23:** 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.

Remove existing conditional note 3D.

- D. ALL REQUIRED ROADWAY IMPROVEMENT WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE SITE SUBJECT TO THE PETITIONER ABILITY TO WORK WITH CDOT TO ALLOW A BOND TO BE POST FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

- ~~10. Add conditional note "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 north western Mecklenburg area, by way of a private/public partnership effort or other public sector project support."~~
- ~~11. **New Comment 01-26-23:** Proposed change in access location requires further additional discussion with NCDOT. CDOT to coordinate directly with NCDOT on proposed access location.~~

Rezoning Transportation Analysis

Petition Number: #2022-090

General Location Identifier: 02529122

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>