

Rezoning Transportation Analysis

Petition Number: 2022-116

General Location Identifier: 21163298, 21136118

From: Jake Carpenter, PE

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Reviewer:

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Revision Log:

Date	Description
12-28-22	First Review (IW)
1-9-2023	Second Review (DR)
11-27-2023	Third Review (NK)
11-30-2023	Trip Generation Update

General Review Information

The petition is located on the east side of Carmel Road, a City-maintained minor throughfare north of Moreland Farms Road, a City-maintained local street. The petition is located in a south wedge outside of Route 4.

Active Projects Near the Site:

- Carmel Road minor gap project

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 Carmel Road, a City-maintained minor throughfare north of Moreland Farms Road, a City-maintained local street. Additional land use density information is needed to determine if a Traffic Impact Study (TIS) is not required for this site. Site plan and/or conditional note revisions are needed to commit to meeting the Chapter 19 ordinance requirements for planting strip and sidewalk and committing to 40' ROW. Further details are listed below.

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Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Assisted Living	65 Dwelling Units	415	<i>Tax Record</i>
Existing Use	Continuing Care Retirement Community	42 Dwelling Units	290	<i>Tax Record</i>
Entitlement with Current Zoning	Single Family (R-3, 15.01 acres)	45 Dwelling Units	485	<i>General Guidance from Planning</i>
Entitlement with Current Zoning	Single Family (R-3, 15.3 acres)	45 Dwelling Units	485	<i>General Guidance from Planning</i>
Proposed Zoning	Assisted Living (INST, 15.01 acres)	65 Dwelling Units	415	<i>Site Plan: 06-24-22</i>
Proposed Zoning	Assisted Living Independent Living (INST, 15.01 acres)	38 Beds 212 Dwelling Units	575	<i>Site Plan: 06-24-22</i>
Proposed Zoning	*Continuing Care Retirement Community (INST, 15.3 acres)	67 Dwelling Units	345	<i>Site Plan: 11-13-23</i>

*Will add 13 cottage units to the existing 42 dwelling units and additional 12,000 SF to existing Community Building.

Petitioner to provide responses to the staff comments below as well as specify other changes to the site plan.

Outstanding Issues

Strikethrough = Resolved

1. Curblin~~e~~:

- a. ~~Carmel Road: Location of future curb and gutter to be moved to 27 feet from roadway centerline to accommodate the Charlotte Streets Map with a roadway typical section of CLDSM 11.09 Minor Thoroughfare.~~

NOTE: Additional distance from center line to back of curb may be required in locations where a median is present or around intersections and interchanges.

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

2. Traffic Study:

~~Further information is needed to determine if a Traffic Study is needed for this site.~~

- 3. Revise site plan and conditional note(s) to commit to dedicate 43 feet of right-of-way from the Carmel road centerline. The site plan shall label and dimension the right-of-way from the road centerline.

Additional Comment 11/27/23 – Carmel Road needs to be labeled and include that it's a public road.

Per Chapter 19 revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 6-foot sidewalk on Carmel Road.

Reference (CLDSM standard detail U-04B) for street typical.

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Clarifying Comment 11/27/23 – According to Chapter 19, there needs to be an 8-foot planting strip instead of the sidewalk located at the BOC as shown along Carmel Road and Colony Road.

4. Request to revise site plan and conditional note(s) to commit to construct a buffered bicycle facility along Carmel Road by locating the back of curb and gutter 27' from the center line to meet the Council-adopted Charlotte BIKES Policy.
5. ~~Add a conditional note specifying "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."~~
6. ~~Revise site plan and conditional note(s) to commit to restricting access off Colony Road to right in / right out.~~
7. ~~Add a conditional note specifying "the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible."~~
8. Add a conditional note specifying "All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes."

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 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.
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. To obtain a street and pedestrian lighting recommendation, the petitioner should visit the following link: <https://charlottenc.gov/Transportation/Programs/Pages/StreetLighting.aspx>