

Rezoning Transportation Analysis

Petition Number: 2022-140

General Location Identifier: 21704104, 21704105, 21704107

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Revision Log:

Date	Description
1-26-23	First Review (PDM)
2-22-23	Second Review (JP)

General Review Information

The petition is located on the west side of Zoar Road, a State-maintained minor throughfare south of Thomas Road, a State-maintained local street. The petition is located in the Lake Wylie wedge outside of Route 4, and within the Steel Creek Area Plan.

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 west side of Zoar Road, a State-maintained minor throughfare south of Thomas Road, a State-maintained local street. A Traffic Impact Study (TIS) is required/not required for this site. Site plan and/or conditional note revisions are needed to commit to installing streetscape facilities on Zoar Road and Thomas Road, providing a shared use path on Zoar Road in accordance with the council adopted Charlotte Bikes policy, and including the CDOT standard notes. Further details are listed below.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Church Single Family Detached	11,404 SF 2 Dwelling Units		Tax Record
Entitlement with Current Zoning	Single Family (R-3, 8.3 acres)	24 Dwelling Units	275	General Guidance from Planning

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Proposed Zoning	Office (O-1, 8.3 acres)	21,000 SF	300	Site Plan: 07-20-22
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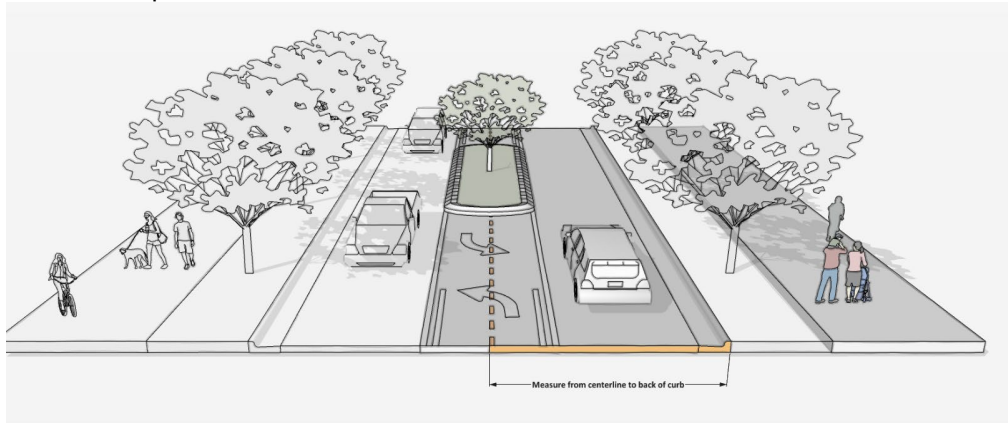
Petitioner to provide responses to the staff comments below as well as specify other changes to the site plan.

Outstanding Issues

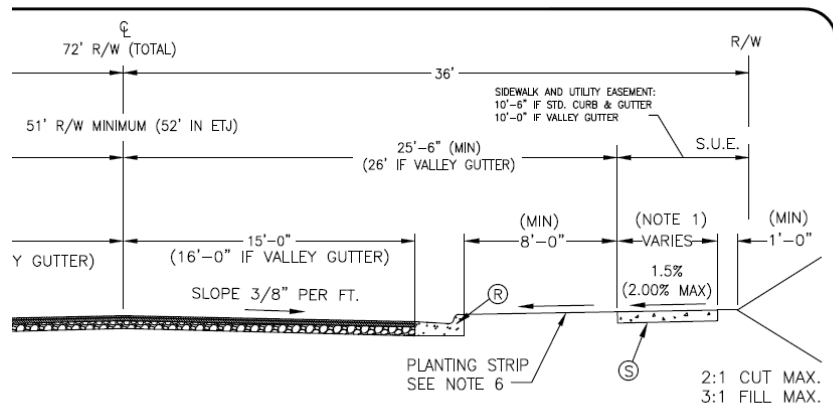
Strikethrough = Resolved

1. Curblines:

Zoar Road: Location of curb and gutter to be located 19 feet from roadway centerline to accommodate the Charlotte Streets Map with a roadway typical section of a two plus lane avenue with shared use path.



Thomas Road: Location of curb and gutter to be located 17.5 feet from roadway centerline to accommodate the Charlotte Streets Map with a roadway typical section of a two plus lane avenue with sidewalk. The location of curb and gutter is in accordance with CLDSM U-06 for local collector.



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.

Clarifying Comment from 2-22-23: Dimension the future back of curb from the centerline on both Zoar Road and Thomas Road

2. Traffic Study:

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

3. Revise site plan and conditional note(s) to commit to dedicate 35 feet of right-of-way from the road centerline on Zoar Road. The site plan shall label and dimension the right-of-way from the road centerline. If greater than 35 feet of right-of-way exists dimension the existing right-of-way from the road centerline.

Clarifying Comment from 2-22-23: Add conditional note

4. Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 6-foot sidewalk on Thomas Road per Chapter 19. The site plan shall label and dimension both items from the back of curb and gutter or edge of pavement.
5. Revise site plan and conditional note(s) to commit to construct bicycle facilities by installing a 12' multi-use path on Zoar Road to meet the Council-adopted Charlotte BIKES Policy. Multi-use paths maintained by the City shall meet ADA/PROWAG requirements.

Clarifying Comment from 2-22-23: Extend sidewalk on Zoar Road across the site's frontage to extend the existing pedestrian network.

6. 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."

Clarifying Comment from 2-22-23: Add conditional note

7. 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."

Clarifying Comment from 2-22-23: Add conditional note

8. If site is to remain in the ETJ: Revise site plan and conditional note(s) to construct 8-foot planting strips and 12-foot sidewalks on Zoar Road and 8-foot planting strips and 6-foot sidewalks on Thomas Road. The site plan shall label and dimension both items from the back of curb and gutter or edge of pavement. Add conditional note: The entire facility must be outside of the right of way and within a public access easement. Add conditional note committing to construction and maintenance of the sidewalk facilities on Zoar Road and Thomas Road.
9. 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."

Clarifying Comment from 2-22-23: Add conditional note

10. Add conditional note specifying "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 south western Mecklenburg area, by way of a private/public partnership effort or other public sector project support."

Clarifying Comment from 2-22-23: Add conditional note

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