

Rezoning Transportation Analysis

Petition Number: 2022-151

General Location Identifier: 02711418

From: Jake Carpenter, PE

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Reviewer:

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Revision Log:

Date	Description
1-25-23	First Review (TM)
03-23-23	Second Review (TM)
04-20-23	Third Review (TM)
05-24-23	Fourth Review (TM)

General Review Information

The petition is located north of David Cox Road, a State-maintained minor throughfare east of West Sugar Creek Road, a State-maintained major throughfare. The petition is located in a north wedge outside of 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 north of David Cox Road, a State-maintained minor throughfare east of West Sugar Creek Road, a State-maintained major throughfare. A Traffic Impact Study (TIS) is not required for this site due to the site not generating 2500 daily trips. Site plan and/or conditional note revisions are needed to commit to removing private street stubs from site plan, and the removal of conditional notes relating to the Old Sugar Creek. Further details are listed below.

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Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family Detached	2 Dwelling Units	20	<i>Tax Record</i>
Entitlement with Current Zoning	Single Family (R-3, 4.37 acres)	13 Dwelling Units	155	<i>General Guidance from Planning</i>
Proposed Zoning	Single Family Attached (R-17MF, 4.37 acres)	43 Dwelling Units	280	<i>Site Plan: 08-29-22</i>

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

Outstanding Issues

Strikethrough = Resolved

1. ~~Curbline:~~

- a. ~~David Cox Road:~~ Location of future back of curb and gutter to be 10 feet from roadway centerline to accommodate the Charlotte Streets Map with a roadway typical section following that of 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.

~~Outstanding comment from 01-25-23:~~ 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 required for the complete review of this petition due to the site generating less than 2,500 daily trips and/or not triggering any other City TIS requirements.~~

3. ~~Outstanding comment from 01-25-23:~~ Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 6-foot sidewalk on newly constructed road per Chapter 19. The site plan shall label and dimension both items from the back of curb and gutter or edge of pavement.

4. ~~Outstanding comment from 01-25-23:~~ 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."

5. ~~Outstanding comment from 01-25-23:~~ Add a conditional note specifying "The petitioner needs to complete and submit the [Right of way Abandonment Petition form](#) to CDOT for review. The Right of Way Abandonment process is controlled by North Carolina General Statutes and is independent of this rezoning process."

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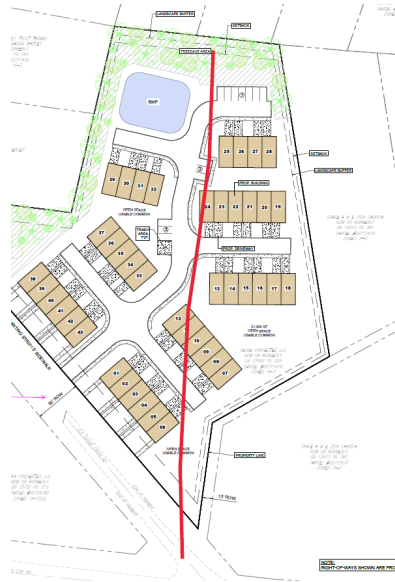
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~~Outstanding comment from 3-23-23:~~ Add a conditional note stating that “Changes to site plan elements along existing right of way to be abandoned may be required if abandonment is not approved, subject to the approval of appropriate City departments.”

6. ~~Revise site plan and conditional note(s) to commit to constructing a roadway perpendicular to David Cox Road. This roadway will extend to/through and include infrastructure detailed in U-02. Roadway shall expand the existing alley to public roadway standards per CLDSM U-02. Site plan shall callout and dimension roadway infrastructure and associated right of way from roadway centerline. Add a conditional note committing the construction of the road to CLDSM U-02 standard along with the related infrastructure.~~

Clarifying Comment 03-23-23: Revise site plan by labeling the proposed public street extension per CLDSM U-02, dimension back of curb from roadway centerline and add dimensions of sidewalk on site plan.



7. ~~Outstanding comment from 01-25-23:~~ 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.”~~
9. ~~Outstanding comment from 01-25-23:~~ 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 broad north eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.”
10. **NEW COMMENT 03-23-23:** Revise site plan by labeling all internal proposed streets as private.

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11. **NEW COMMENT 04-20-23:** Revise conditional notes by modifying the conditional notes to reference the proposed roadway in lieu of Old Sugar Creek conditional notes as Old sugar creek is to be abandoned (see above comments regarding abandonment). Conditional notes are to reference the proposed roadway and not Old Sugar Creek.

TRANSPORTATION:

1. VEHICULAR AND PEDESTRIAN ACCESS TO THE SITE FROM OLD SUGAR CREEK ROAD WILL BE GENERALLY DEPICTED ON THE REZONING PLAN.
2. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS SHOWN ON THE REZONING PLAN IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS.
3. INTERNAL VEHICULAR ACCESS TO THE SITE PROVIDED AS GENERALLY DEPICTED ON THE SITE PLAN.
4. PUBLIC SIDEWALK IMPROVEMENTS SHALL INCLUDE 8' LANDSCAPE STRIP AND 5' SIDEWALK ALONG OLD SUGAR CREEK ROAD.
5. ALL TRANSPORTATION IMPROVEMENTS WITHIN THE PUBLIC RIGHT

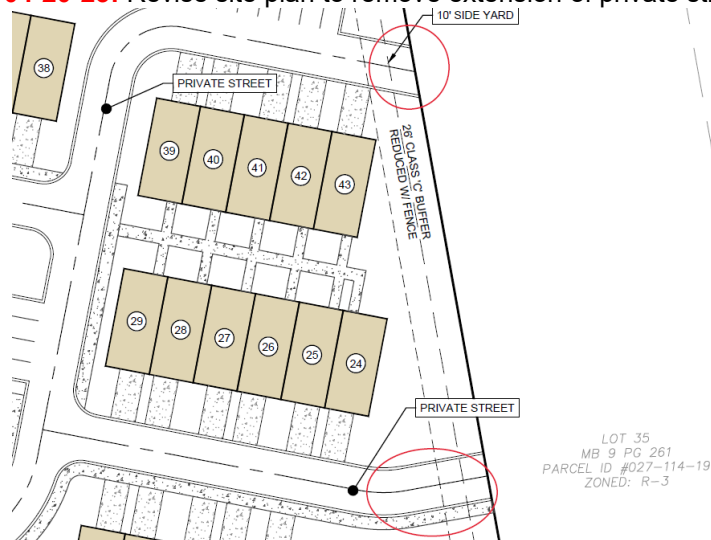
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STREETSCAPE AND LANDSCAPING:

1. THE PETITIONER SHALL PROVIDE AN 8 FT PLANTING STRIP AND A 5 FT SIDEWALK ALONG OLD SUGAR CREEK ROAD AS GENERALLY SHOWN ON SITE PLAN.
2. THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

ENVIRONMENTAL FEATURES:

12. **NEW COMMENT 04-20-23:** Revise site plan to remove extension of private streets to property line.



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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>