

Rezoning Transportation Analysis

Petition Number: 2022-154

General Location Identifier: 19907103

From: Jake Carpenter, PE

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Reviewer:

Patrick Monroe

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704-301-1411

Revision Log:

Date	Description
1-25-23	First Review (PM)

General Review Information

The petition is located on the east side of Shopton Road, a State-maintained minor throughfare south of Sledge Road, a State-maintained minor throughfare. The petition is located in a Lake Wylie wedge outside of Route 4, within the Steele Creek Area Plan.

Active Projects Near the Site:

- Shopton Road and Sledge Road Traffic Signalization
 - RZP 2019-128 development is proposing required traffic mitigation improvements to this intersection as determined from their approved TIS. The improvements are planned to be installed under a phased approach, and are as follows:

10. Sledge Road & Shopton Road West (Unsignalized)

2023 Phase 1 Build Suggested Improvements

- Construct a westbound left-turn lane on Sledge Road with 200 feet of storage

2024 Phase 2 Build Suggested Improvements

In addition to the Phase 1 improvements:

- Install a traffic signal at the intersection of Shopton Road West and Sledge Road
- Construct a southbound left-turn lane on Shopton Road West with 350 feet of storage

2026 Phase 3 Full Build Suggested Improvements

In addition to the Phase 1 and 2 improvements:

- Construct a northbound right-turn lane on Shopton Road West with 100 feet of storage

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.

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Transportation Summary

General Review Information

The petition is located on the east side of Shopton Road, a State-maintained minor throughfare south of Sledge Road, a State-maintained minor throughfare. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2,500 trips. Site plan and/or conditional note revisions are needed to commit to installing shared use paths on Shopton Road and Sledge Road in accordance with the Charlotte BIKES policy, installing left turn lanes at the site access locations, and dedication of right-of-way. Further details are listed below.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	-	-	<i>Tax Record</i>
Entitlement with Current Zoning	Single Family (R-3, 5.279 acres)	15 Dwelling Units	180	<i>General Guidance from Planning</i>
Proposed Zoning	Single Family Attached	32 Dwelling Units	195	<i>Site Plan: 08-3-22</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. Curblines:

- Shopton Road:** Location of curb and gutter to be moved to 30 feet from roadway centerline to accommodate the Charlotte Streets Map with a roadway typical section of a four plus lane avenue with shared use path.

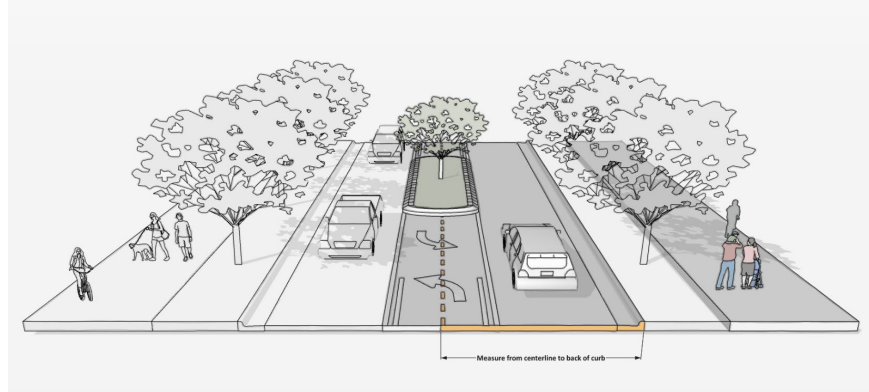


- Sledge Road:** Location of curb and gutter to be moved to 19 feet from roadway centerline to accommodate the Charlotte Streets Map with a roadway typical section of a two plus lane avenue with shared use path.

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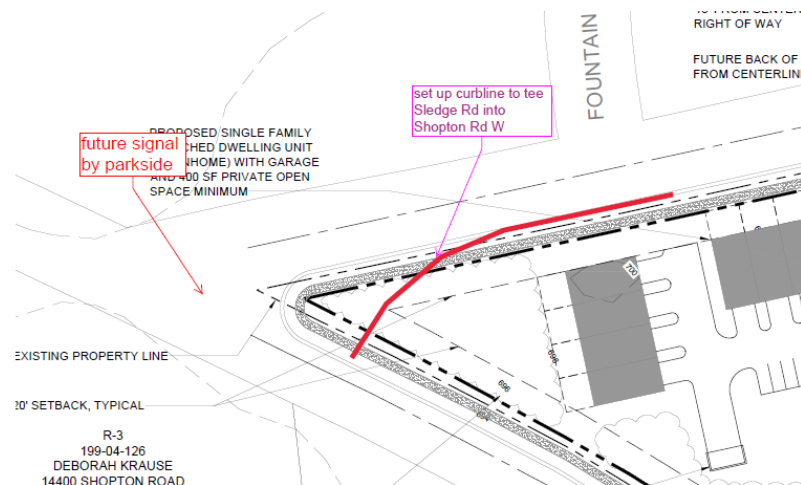
NOTE: Additional distance from center line to back of curb may be required in locations where a median is present or around intersections and interchanges.

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

2. Traffic Study:

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 of Shopton and Sledge Road. The site plan shall label and dimension the right-of-way from the road centerline.
4. Revise site plan and conditional note(s) to commit to construct bicycle facilities by installing a 12' multi-use path on Shopton and Sledge Road to meet the Council-adopted Charlotte BIKES Policy. Multi-use paths maintained by the City shall meet ADA/PROWAG requirements.
5. Per coordination with NCDOT, revise site plan and conditional note(s) to commit to installing left turn lanes with appropriate storage and tapers at the proposed site access on Shopton Road and Sledge Road.
6. Per coordination with NCDOT, revise site plan and conditional note(s) to commit to improving the intersection alignment of Sledge Road at Shopton Road by moving the curb line.



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7. 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."
8. Site is to remain in the ETJ: Revise site plan and conditional note(s) to construct 8-foot planting strips and 12-foot shared use paths on Shopton and Sledge 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 12-foot shared use path on Shopton and Sledge Road.

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>