

# Rezoning Transportation Analysis

Petition Number: 2022-156

General Location Identifier: 16904224, 16904225, 16904227, 16904228, 16904229, 16904230, 16904201

**From:** Jake Carpenter, PE

Jacob.carpenter@charlottenc.gov

980-221-5675

**Reviewer:**

**Patrick Monroe**

Patrick.Monroe@charlottenc.gov

704-301-1411

## Revision Log:

Date	Description
02-23-23	First Review (JLP)
03-23-23	Second Review (JLP)
04-19-23	Third Review (JLP)
06-28-23	Fourth Review (DR)
07-26-2023	Fifth Review (PDM)

## General Review Information

The petition is located on the east side of South Tryon Street, a State-maintained major throughfare south of West Woodlawn Road, a State-maintained major throughfare. The petition is located in a south corridor outside of Route 4, within the Westside Strategy Plan Study Area.

## Active Projects Near the Site:

- Tryon Street at Nations Ford Road and Yorkmont Road Pedestrian Safety Improvements
  - Install crosswalks, pedestrian crossing signals, ramps and other items needed to allow pedestrians to safely cross this street.
  - Anticipated completion early 2023
- Norfolk/Southern Railroad Bridge Replacement
  - TIP #B-5984
  - Design phase
  - May be implemented as a standalone project or may be incorporated into I-5718 project. Schedule TBD.
- I-77 Widening/Managed Lanes (I-277/US 74 (Belk Freeway) Interchange to South Carolina State Line)
  - TIP# I-5718A
  - Right-of-Way – 2029 (with current funding and project delivery assumptions)

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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.

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Based on our review of the petition, we offer the following information for your consideration.

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## Transportation Summary

The petition is located on the east side of South Tryon Street, a State-maintained major throughfare south of West Woodlawn Road, a State-maintained major throughfare. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2,500 daily trips. CDOT has coordinated with the petitioner to provide a signalized pedestrian crossing across the Nations Ford Road approach. All outstanding CDOT comments have been addressed.

## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Retail General Office Warehouse	62,687 SF 1,485 SF 1,878 SF	4,305	<i>Tax Record</i>
Entitlement with Current Zoning	Retail Warehouse (B-1, B-2, & I-1, 10.32 acres)	99,350 SF 29,800 SF	5,045	<i>General Guidance from Planning</i>
Proposed Zoning	<del>Multifamily (Mid-Rise)</del> (MUDD, 10.32 acres)	350 Dwelling Units	1,625	<i>Site Plan: 08-12-22</i>
Proposed Zoning	<del>Multifamily (Mid-Rise)</del> Retail (MUDD, 10.32 acres)	<del>350 Dwelling Units</del> 5,000 SF	2,065	<i>Site Plan: 04-10-23</i>
Proposed Zoning	Multifamily (Mid-Rise) Retail (MUDD, 10.32 acres)	317 Dwelling Units 20,000 SF	2,540	<i>Site Plan: 06-22-23</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:~~

- ~~**South Tryon Street:** Location of the future curb and gutter to be installed at 41 feet from roadway centerline to accommodate the Charlotte Streets Map roadway typical section of a six plus lane avenue with shared use path. The future curb and gutter should be shown on the plan and dimensioned from the centerline.~~
- ~~**Nations Ford Road:** Location of the future curb and gutter to be installed at 27 feet from roadway centerline to accommodate the Charlotte Streets Map roadway typical section of a two plus lane avenue with buffered bike lane. The future curb and gutter should be shown on the plan and dimensioned from the centerline.~~

~~Label and dimension the curb and gutter from the centerline of 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.~~

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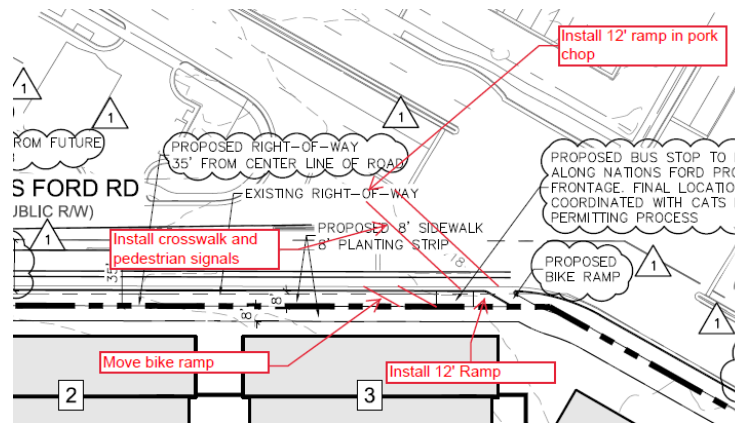
- ~~3. Revise site plan to dimension the right-of-way and back of curb on South Tryon Street, Nations Ford Road, and Road A.~~

**Clarifying Comment 4/19/23:** Road A still needs the ROW and back of curb to be dimensioned

- ~~4. Revise site plan and conditional note(s) to commit to construct bicycle facilities on South Tryon Street by installing a 12' multi-use path to meet the Council-adopted Charlotte BIKES Policy. Multi-use paths maintained by the City shall meet ADA/PROWAG requirements.~~
- ~~5. Revise site plan and conditional note(s) to commit to construct buffered bike lane bicycle facilities on Nations Ford Road by locating the curb and gutter 27' from the center line to meet the Council-adopted Charlotte BIKES Policy. Multi-use paths maintained by the City shall meet ADA/PROWAG requirements. Provide bike ramp along Nations Ford Road near South Tryon Street to transition from the buffered bike lanes to the multi-use path on South Tryon Street.~~

**Outstanding Comment 4/19/23:**

**Clarifying Comment 3/22/23:** Shift bike ramp to precede the pedestrian crossing, extend MUP to new ramp location.

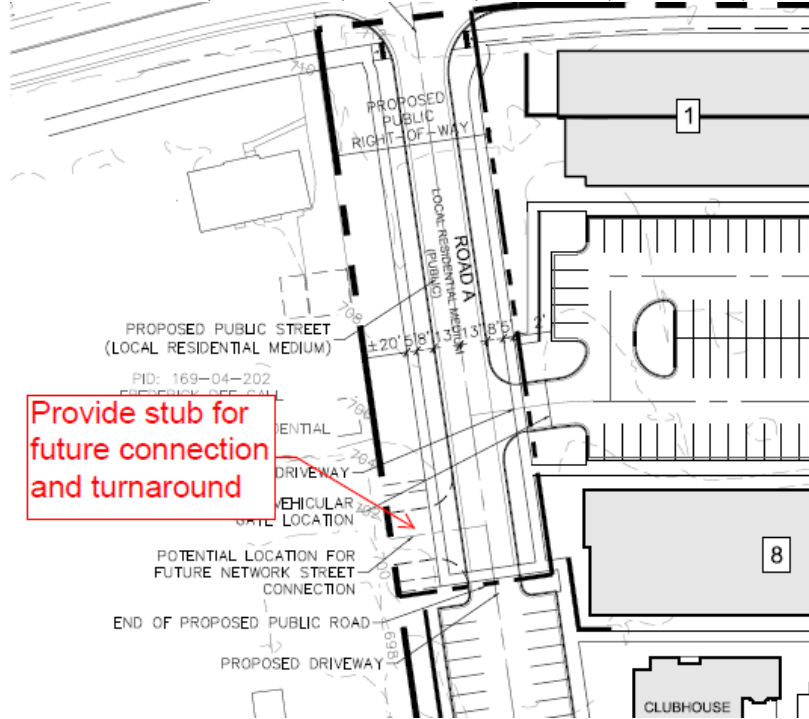


- ~~6. Revise site plan and conditional note(s) to commit to dedicate 35' right of way from the road centerline on Nations Ford Road and 50' right of way from the road centerline on South Tryon Street. The site plan shall label and dimension the right-of-way from the road centerline.~~
- ~~7. Revise site plan and conditional note(s) to provide a stub for future connection. The stub shall be designed as a turnaround for vehicles prior to entering the private street.~~

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8. ~~Revise site plan and conditional note(s) to relocate the proposed gate a minimum of 40ft from the right of way on Road A~~

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8.1 OF THE NORTH D OF 5 YEARS DUE TO THE KET CONDITIONS.

Revise potential gate located to be a minimum of 40ft from the proposed right of way

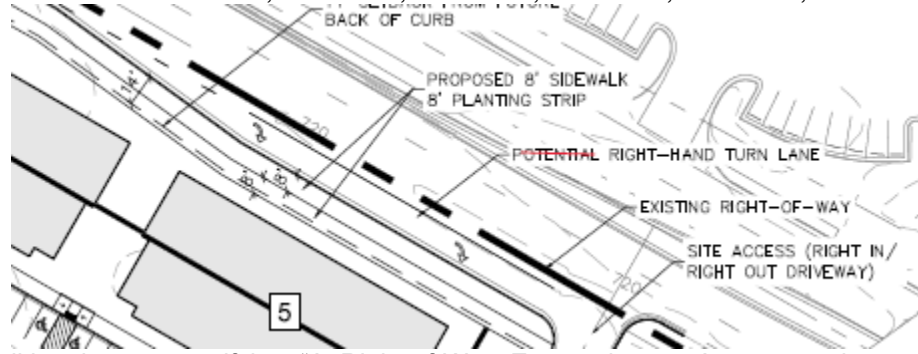
PROPOSED PUBLIC STREET (LOCAL RESIDENTIAL MEDIUM)  
PID: 169-04-202  
FREDERICK DEE CALL  
KAYA D CALL  
USE: SINGLE FAMILY RESIDENTIAL  
ZONING: R-4  
PROPOSED DRIVEWAY

9. ~~Revise site plan and conditional notes to commit to providing a right turn lane at the proposed site access on South Tryon Street. "Potential" should be removed from the callout. Per coordination with NCDOT this right turn lane will be required.~~

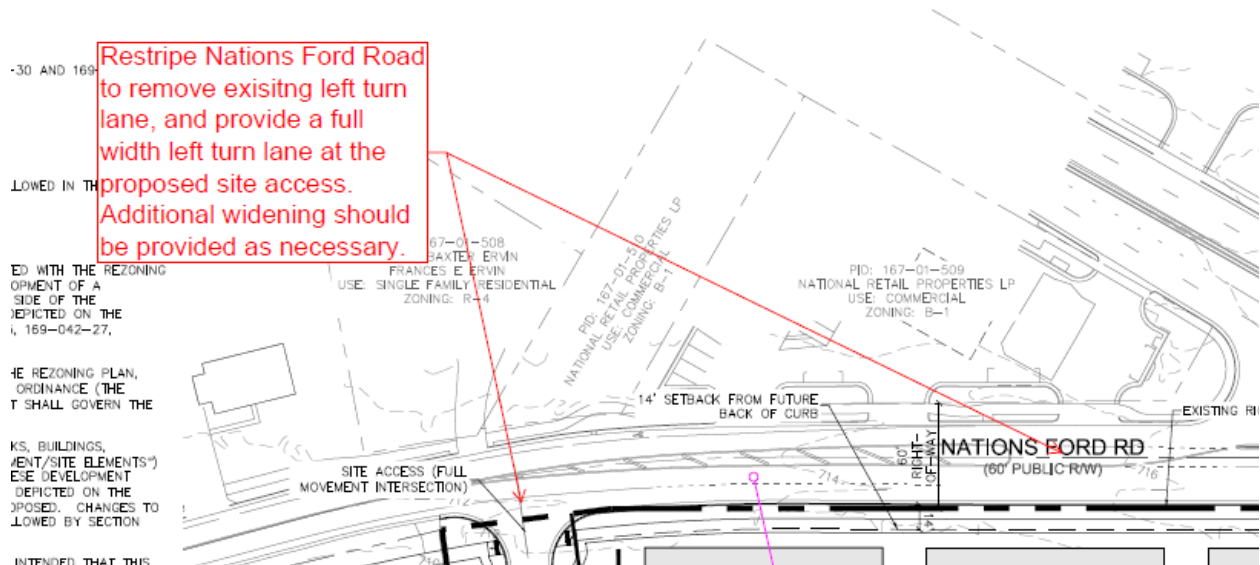
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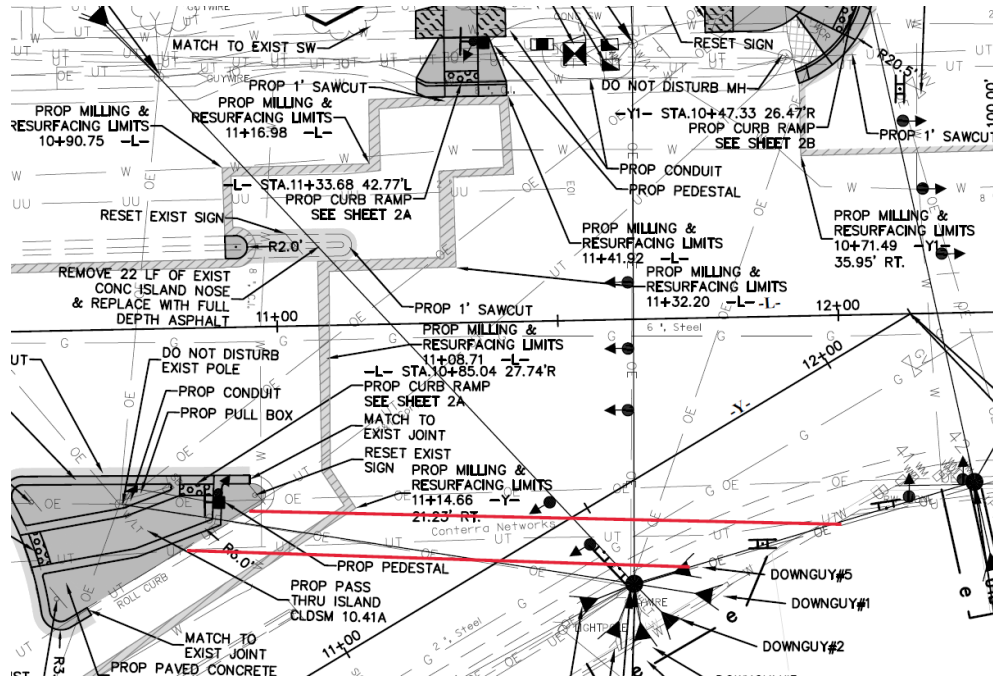
10. ~~Add a conditional note specifying "A Right of Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right of way by a private individual, group, 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."~~
11. ~~Revise site plan and conditional note(s) to commit to removing all existing driveways along the project frontage that will not be utilized by the project and restore the curb line with standard 2ft6in curb and gutter.~~
12. ~~Revise site plan and conditional note(s) to commit to restriping Nations Ford Road to remove the existing left turn lane that will not be utilized with the project and provide a full width left turn lane at the proposed site access. Additional widening should be provided to incorporate the left turn lane.~~



13. ~~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."~~
14. ~~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."~~
15. **Outstanding Comment 4/19/23 - CDOT REQUEST** Under future UDO guidelines this project would require a Comprehensive Transportation Review and mitigation. In leu of providing CTR, CDOT REQUESTS the petitioner provide a signalized ped crossing at Nations Ford Road at the existing traffic

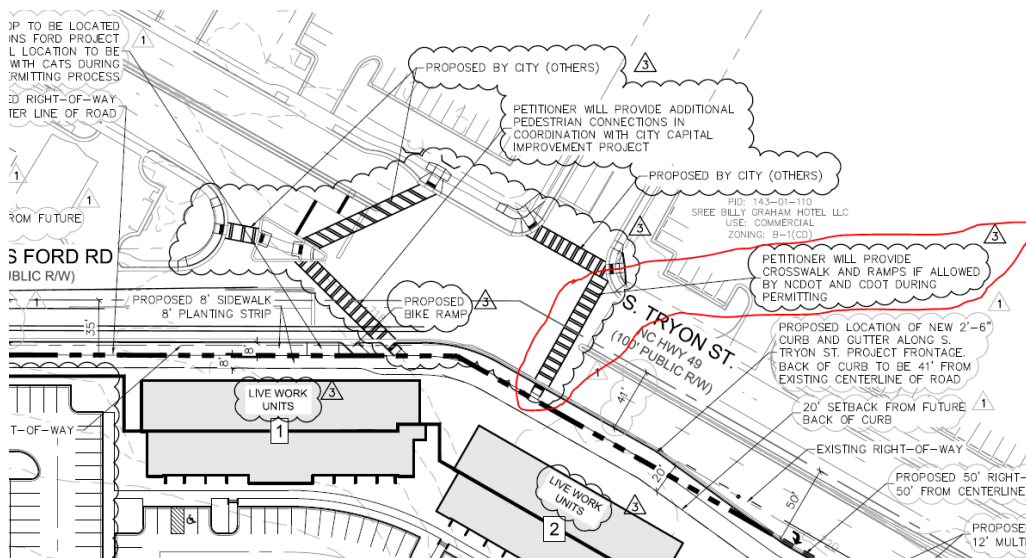
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**General Location Identifier:** 16904224, 16904225, 16904227, 16904228, 16904229, 16904230, 16904201 signal. This will help with safe pedestrian circulation at the intersection which currently does not have any pedestrian accommodations. There is a City CIP project that is installing 2 additional crossings at this location, but because there was not sidewalk on the development site, they did not provide a crossing.



~~**Clarifying Comment 3/22/23:** CDOT CIP project is planning on installing cold joints in the pork chop island for a 12' ramp to cross Nations Ford. Due to the curb line moving to accommodate the buffered bike lane, the CIP project cannot install the ramps. Install ramps, crosswalk, and pedestrian signals to cross Nations Ford Road.~~

~~Clarifying Comment 6/28/23: Remove the pedestrian crossing and associated callout below from site plan.~~





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~~16. 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 south western Mecklenburg area, by way of a private/public partnership effort or other public sector project support."~~

## 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>