

# Rezoning Transportation Analysis

Petition Number: #2022-157

General Location Identifier: 02912112

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**Reviewer:**

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## Revision Log:

Date	Description
02-22-23	First Review (TM)
04-20-23	Second Review (ME)
06-21-23	Third Review (DR)
07-25-23	Fourth Review (DR)

## General Review Information

The petition is located east of Mallard Creek Road, a State-maintained major throughfare on Galloway Road, a City-maintained minor collector. The petition is located in a northwest wedge outside of Route 4, within the Northeast Area Plan Study Area.

Active Projects Near the Site:

- N/A

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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.

## Transportation Summary

The site is located on Galloway Road, a City maintained minor collector road west of Mallard Creek Road, a state maintained Major Thoroughfare. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2500 daily trips. The development is committed to providing streetscape along Galloway Road and one access point. All outstanding CDOT comments have been addressed.

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## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family Detached	1 Dwelling Unit	10	Tax Record
Entitlement with Current Zoning	Single Family (R-3, 4.21 acres)	12 Dwelling Units	145	General Guidance from Planning
Proposed Zoning	Single Family Attached (UR-2, 4.21 acres)	30 Dwelling Units	180	Site Plan: 08-4-22
Proposed Zoning	Single Family Attached (UR-2, 4.21 acres)	28 Dwelling Units	165	Site Plan: 06-8-23

**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. ~~**Galloway Road:** Location of curb and gutter to be moved to 17.5 feet from roadway centerline to accommodate the Charlotte Streets Map with a roadway typical per CLDSM U-07.~~

~~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.~~

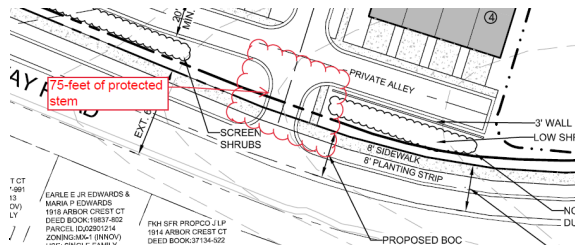
~~Label and dimension the curb and gutter from the centerline for each road on the site plan.~~

### 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 and/or not triggering any other City TIS requirements.~~

3. ~~Revise site plan and conditional note(s) to commit to dedicate 36 ft right-of-way from the road centerline. The site plan shall label and dimension the right of way from the road centerline.~~

4. ~~**Outstanding Comment From 02-22-23:** Revise site plan and conditional note(s) to commit to providing 75 feet of internal protected stem. Dimensioned from curb return to curb return.~~



**Clarifying Comment 04-20-23:** Revise site plan by dimensioned from curb return to curb return.

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~~

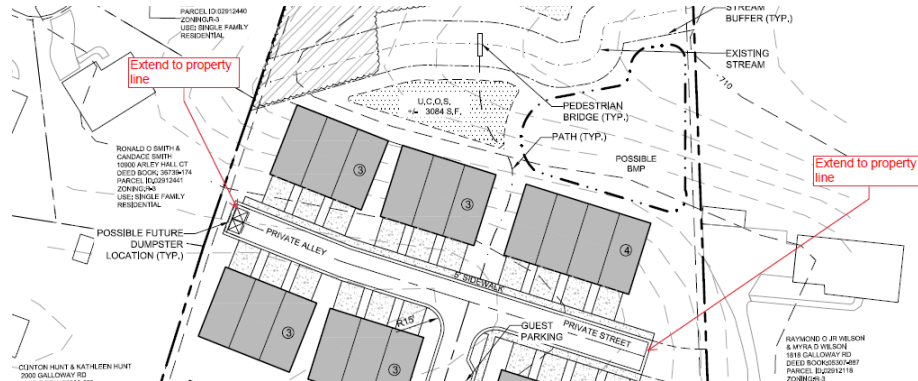
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approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.”

- ~~6. CDOT REQUEST that site plan revisions and conditional note revisions are made to commit to constructing the internal private roadways and alleys to CLDSM standards 11.13 and 11.19 respectively. Site plan shall callout standards on site plan and noted in a conditional note.~~
7. Revise site plan and conditional note(s) to commit to extending private street stubs to the property line.



- ~~8. 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.”~~
9. Revise conditional notes to specify “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.”

4. The Petitioner shall dedicate all necessary rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued.
5. The Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the Site's first building certificate of occupancy.

## 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.

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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>