

Rezoning Transportation Analysis

Petition Number: #2022-168

General Location Identifier: 06504502, 06504503

From: Jake Carpenter, PE

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Reviewer:

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Revision Log:

Date	Description
02-22-23	First Review (TM)
03-23-23	Second Review (TM)
04-20-23	Third Review (TM)
05-24-23	Fourth Review (TM)
07-25-23	Fifth Review (DR)

General Review Information

The petition is located on Enderly Road, a City-maintained major collector south of Tuckaseegee Road, a City-maintained major thoroughfare. The petition is located in a northwest wedge inside of Route 4, within the Westside Strategy Plan Study Area.

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 site is located on Enderly Road, a City-maintained, major collector road south of Tuckaseegee Road, a City-maintained major thoroughfare. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2500 daily trips. All CDOT comments have been addressed.

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Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Multifamily (Low-Rise)	2 Dwelling Units	20	<i>Tax Record</i>
Entitlement with Current Zoning	Single Family (R-5, 0.284 acres)	1 Dwelling Unit	10	<i>General Guidance from Planning</i>
*Proposed Zoning	Fine Dining Restaurant (MUDD-O, 0.284 acres)	4,480 SF	380	<i>Site Plan: 05-12-23</i>

*Allow additional parking & better vehicular traffic flow in/out development

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. ~~**Outstanding Comment from 02-22-23: Tuckaseegee Road:** Location of curb and gutter to be moved to 27 feet from roadway centerline to accommodate the Charlotte Streets Map with a roadway typical section of a 2+ Avenue, Buffered/Separated Bike Lanes. Show future curb line on site plan and dimension planting strip and sidewalk from the future back of curb location.~~

b. ~~**Enderly Road:** The future location of curb and gutter is in its existing location.~~

~~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 02-22-23:** 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. ~~Revise site plan to commit to dedicate 40 feet of right of way from the Tuckaseegee Road centerline. The site plan shall label and dimension the right of way from the road centerline.~~

4. ~~Revise site plan to commit to dedicate 36 feet of right of way from the Enderly Road centerline. The site plan shall label and dimension the right of way from the road centerline.~~

5. ~~**CDOT REQUEST:** that site plan and conditional note(s) revisions are made to commit to construct an 8-foot planting strip, and 8-foot sidewalk on Tuckaseegee Road to match the overall city plan for this street section per Charlotte Streets Map. The site plan shall label and dimension both items from the future back of curb and gutter. The wider sidewalk also meets the Charlotte WALKS Policy~~

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- ~~6. **Outstanding Comment from 02-22-23:** 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."~~
- ~~7. 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. Revise 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."~~

- FROM THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING
8. ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING

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>