

Rezoning Transportation Analysis

Petition Number: #2022-170

General Location Identifier: 03328104, 03328103, 03328102, 03328105

From: Jake Carpenter, PE

Jacob.carpenter@charlottenc.gov

980-221-5675

Reviewer:

Travis Miller

Travis.Miller@charlottenc.gov

980-221-5778

Revision Log:

Date	Description
02-22-23	First Review (TM)
03-23-23	Second Review (TM)

General Review Information

The petition is located at the intersection of Mt Holly-Huntersville Road, a State-maintained major thoroughfare and Oakdale Road, a State-maintained minor thoroughfare. The petition is located in a northwest wedge outside of Route 4, within the I-485 Interchange Analysis 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 at the intersection of Mt Holly-Huntersville Road a State-maintained, major thoroughfare and Oakdale Road, a State-Maintained minor thoroughfare. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2500 daily trips. CDOT has coordinated with the petitioner to restrict site access off Oakdale Road to be Right-In Right-Out in coordination with NCDOT. Site plan and/or conditional note revisions are needed to commit to removing driveways from CDOT sight triangle areas, and incorporating the standard CDOT conditional notes. 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	4 Dwelling Units	40	<i>Tax Record</i>
Entitlement with Current Zoning	Single Family (R-3, 11.23 acres)	33 Dwelling Units	365	<i>General Guidance from Planning</i>
Proposed Zoning	Single Family Attached (R-8MF, 11.23 acres)	60 Dwelling Units	410	Site Plan: 08-25-22
Proposed Zoning	Single Family Attached (R-8MF, 11.23 acres)	88 Dwelling Units	625	<i>Site Plan: 03-13-23</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. Curblines:

- Mt Holly-Huntersville Road:** Location of curb and gutter to be moved to 30-feet feet from roadway centerline to accommodate the Charlotte Streets Map with a roadway typical section of 4+ Avenue, Shared Use Path.
- ~~**Oakdale Drive:** Location of curb and gutter to be moved to 19 feet from the roadway centerline to accommodate the Charlotte Streets Map with a roadway typical section of 2+ Avenue, Shared Use Path.~~

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.~~

- ~~Revise site plan and conditional note(s) to commit to dedicate 50 feet of right of way from the Mt Holly-Huntersville Road centerline. The site plan shall label and dimension the right of way from the road centerline.~~

- Outstanding Comment from 02-22-23:** Revise site plan and conditional note(s) to commit to Private Road A to be a public roadway.

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5. ~~Revise site plan and conditional note(s) to commit to restrict Oakdale Drive site access to right in right out by constructing a median that does not restrict access to neighboring parcels in coordination with NCDOT. Median shall extend 50 feet past the site entrance in either direction.~~
6. ~~Revise site plan and conditional note(s) to commit to widening Oakdale Drive enough to construct a right turn lane into the site with 100 feet of storage in coordination with NCDOT. Site plan shall label and dimension right turn lane. Add a conditional note committing to constructing the right turn lane.~~
7. ~~Revise site plan and conditional note(s) to commit to construct bicycle facilities by installing a 12' multi-use path on Oakdale Road to meet the Council adopted Charlotte BIKES Policy. Multi-use paths maintained by the City shall meet ADA/PROWAG requirements. This also matches Charlotte streetscape map.~~
8. **Outstanding Comment from 02-22-23:** Revise site plan by dimensioning and labeling the internal street infrastructure including curb line, sidewalk, planting strip and Right of way.
9. **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."
10. ~~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."~~
11. **Outstanding Comment from 02-22-23:** 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."
12. **Outstanding Comment from 02-22-23:** 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 western Mecklenburg area, by way of a private/public partnership effort or other public sector project support."
13. **New Comment 03-23-23:** Remove driveways from CDOT 50'x50' sight triangles areas connecting to Street A.

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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>