

Rezoning Transportation Analysis

Petition Number: 2022-174

General Location Identifier: 08112412

From: Jake Carpenter, PE

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Reviewer:

Isaiah Washington

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Revision Log:

Date	Description
2-22-23	First Review (IW)
03-22-23	Second Review (IW)
04-25-23	Third Review ZC (IW)

General Review Information

The petition is on the south side of Belmont Avenue, a City-maintained minor collector east of Seigle Avenue a City-maintained minor throughfare. The petition is located in an East Wedge inside of Route 4, within the Center City 2020 Vision Plan.

Active Projects Near the Site:

- No current active projects near site

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 petition is on the south side of Belmont Avenue, a City-maintained minor collector east of Seigle Avenue a City-maintained minor throughfare. A Traffic Impact Study (TIS) is not required for this site. Site plan and/or conditional note commit to dedicating right of way and installing 8 foot sidewalk along Seigle Avenue to accommodate the Charlotte Streets map. There are no further outstanding issues.

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Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Service Garage	1,232 SF	90	Tax Record
Entitlement with Current Zoning	Retail (B-1, 0.344 acres)	3,440 SF	375	General Guidance from Planning
Proposed Zoning	Retail (MUDD-O, 0.344 acres)	11,700 SF	1,255	Site Plan: 10-21-22
Proposed Zoning	Retail (MUDD-O, 0.344 acres)	9,000 SF	610	Site Plan: 01-20-23

Petitioner to provide responses to the staff comments below as well as specify other changes to the site plan.

Outstanding Issues

Strikethrough = Resolved

1. ~~Outstanding Comment from 02-22-23~~ **Curblines:**

- a. ~~Belmont Avenue:~~ Location of curb and gutter to be moved to 15 feet from roadway centerline to accommodate the Charlotte Streets Map with a roadway typical section of Local Collector CLDSM U-07.
- b. ~~Seigle Avenue:~~ Location of curb and gutter to be moved to 18.5 feet from roadway centerline to accommodate the Charlotte Streets Map.

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.

~~Clarifying Comment from 03-22-23~~ Existing curb and gutter can remain in existing location but label and dimension the future curb and gutter location 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. ~~Comment Rescinded 03-22-23:~~ Revise site plan and conditional note(s) to commit to dedicate 51 feet of right of way from the Belmont Avenue centerline. 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 dedicate 36 feet of right of way from the Seigle Avenue centerline.~~ The site plan shall label and dimension the right-of-way from the road centerline.

~~Clarifying Comment from 03-22-23:~~ Site plan shows 25' to centerline but does not show the existing 50' from centerline. Label and dimension the existing 50' right of way from centerline of road.

5. ~~Outstanding Comment from 02-22-23:~~ Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 8-foot sidewalk on Seigle Avenue per Chapter 19 and to support the council adopted Charlotte Streets map. The site plan shall label and dimension both items from the back of curb and gutter or edge of pavement.

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~~Clarifying Comment from 03-22-23: CDOT REQUESTS petitioner commit to 8' sidewalk and place Streets Map streetscape behind future curb location.~~

- ~~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. **Outstanding Comment from 02-22-23:** 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. **New Comment 03-22-2023:** Petitioner should revise the site plan and conditional notes to show sidewalk utility easement on plans behind proposed sidewalk.~~
- ~~9. **New Comment 03-22-2023:** Petitioner should revise the site plan and conditional notes to show 10x10 triangles behind the sidewalk.~~
- ~~10. 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."~~

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>