

Rezoning Transportation Analysis

Petition Number: 2022-179

General Location Identifier: 14528219, 14528203

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
3-22-23	First Review (JP)

General Review Information

The petition is located on Charlotte Park Drive, a City-maintained local street, and south of Pressley Road, a City-maintained major collector. The petition is located in a south corridor inside Route 4, within the Westside Strategy Plan Study Area.

Active Projects Near the Site:

- 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)

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 Charlotte Park Drive, a City-maintained local street, and south of Pressley Road, a City-maintained major collector. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2,500 daily trips. Site plan and/or conditional note revisions are needed to label and dimension the curb and gutter from the centerline for each road, label and dimension the proposed sidewalks, and include the CDOT standard notes. Further details are listed below.

Rezoning Transportation Analysis

Petition Number: 2022-179

General Location Identifier: 14528219, 14528203

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	-	-	<i>Tax Record</i>
Entitlement with Current Zoning	Retail (B-2, 5.65 acres)	84,750 SF	3,810	<i>General Guidance from Planning</i>
Proposed Zoning	Multifamily (High-Rise) Retail (MUDD, 5.65 acres)	200 Dwelling Units 4,000 SF	1,530	<i>Site Plan: 08-26-22</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. **Curblin**:

- Label and dimension the back of proposed and existing 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. **Comprehensive Transportation Review (CTR)**:

The Comprehensive Transportation Review was recently approved by City Council under the new UDO. CDOT is **requesting** the petitioner complete a CTR for the site. The petition's zoning falls within the medium to high intensity development which based on the 1,530 daily trips will trigger Tier 1 (5 mitigation points) for multimodal assessment, as found in the Charlotte Streets Manual.

As part of this request, the petitioner shall review and assess the publicly accessible pedestrian network within ¼ mile walking distance of the site to identify multimodal infrastructure to meet the Tier 1 (5 mitigation points) for multimodal assessment.

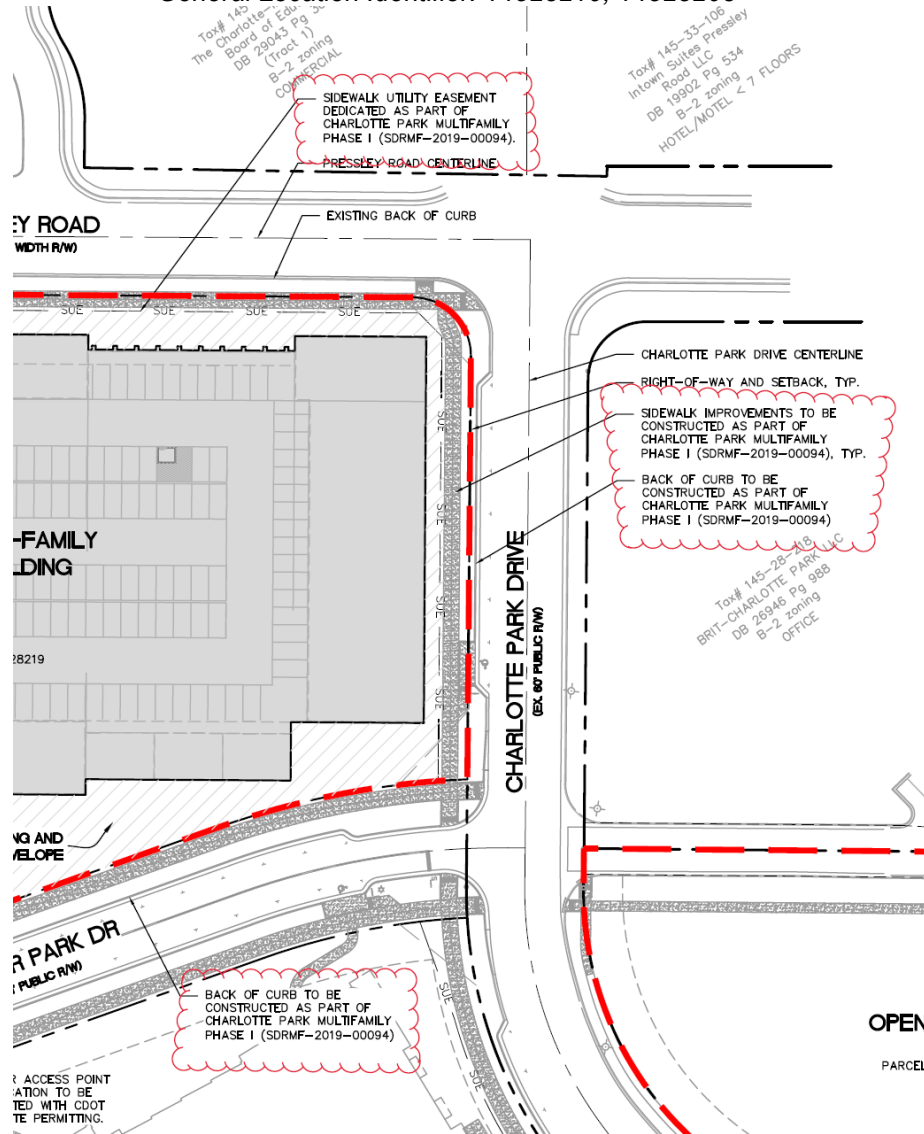
4. **Revise site plan label each public street with the applicable CDLSM standard.**

5. **Revise site plan to remove notes regarding the construction of frontage improvements by others. Construction on these improvements by others is ok, but they will need to be constructed by the petitioner if not installed by others at the time of CO application.**

Rezoning Transportation Analysis





Petition Number: 2022-179

General Location Identifier: 14528219, 14528203



6. Revise site plan to dimension and label all sidewalks and planting strips along the petition's public road frontages. In addition, provide upgraded sidewalk along petition frontage of Charlotte Park Drive along the proposed open space if substandard.
7. Coordinate with NCDOT regarding the alignment of a proposed interstate ramp per the I-77 feasibility study.

General Location Identifier: 14528219, 14528203

 ZONING BOUNDARY
 PROPERTY LINE/RIGHT-OF-WAY
 PARKING ENVELOPE
 PROPOSED BUILDING

PARCEL #14528203 TO BE RESTRICTED TO OPEN SPACE USES ONLY. EXISTING PARKING LOT TO REMAIN. NO PRINCIPAL STRUCTURES ALLOWED, ONLY ACCESSORY STRUCTURES TO SUPPORT OPEN SPACE USE.

— EXISTING ACCESS EASEMENT

OPEN SPACE

PARCEL #14528203

DOG PARK

(MULTIFAMILY
-2019-00094)

CEL #14528201

North Carolina 811
www.nc811.org

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRIERS, FLAG MEN, ETC. AS NECESSARY TO INSURE SAFE WORKING CONDITIONS.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NCDOT.

- Page 4 of 5

Rezoning Transportation Analysis

Petition Number: 2022-179

General Location Identifier: 14528219, 14528203

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>