

# Rezoning Transportation Analysis

Petition Number: 2022-219

General Location Identifier: 10938108

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**Reviewer:**

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## Revision Log:

Date	Description
04-26-23	First Review (IW)
06-21-23	Second Review (DR)
07-10-23	Third Review (DR)

## General Review Information

The petition is located adjacent to Albemarle Road, a State-maintained major throughfare, east of Manchester Lane, a City-maintained local street. The petition is in an east wedge outside Route 4, within the Eastside Strategy Plan Study Area.

Active Projects Near the Site:

- No known active projects near site.

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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 adjacent to Albemarle Road, a State-maintained major throughfare, east of Manchester Lane, a City-maintained local street. The project is adjacent to the Central/Albemarle Corridor of Opportunity. A Traffic Impact Study (TIS) is not required for this site. The proposed site plan will generate less vehicular trips than what is currently entitled under the existing zoning. Site plan and/or conditional note revisions are needed to commit to dedicating right of way, constructing Public Road 1 to Residential Wide Street section, constructing a right turn lane, and updating 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	1 Dwelling Unit	10	Tax Record
Entitlement with Current Zoning	Single Family Retail (B-2 & R-3, 13.02 acres)	34 Dwelling Units 22,950 SF	1,575	General Guidance from Planning
Proposed Zoning	Single Family Attached (R-12 MF, 13.02 acres)	60 Dwelling Units	410	Site Plan: 11-17-22
Proposed Zoning	Single Family Attached (R-12 MF, 13.02 acres)	57 Dwelling Units	385	Site Plan: 06-12-23
Proposed Zoning	Single Family Attached (R-8 MF, 13.02 acres)	60 Dwelling Units	410	Site Plan: 06-12-23

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

### Outstanding Issues

**Strikethrough = Resolved**

**1. ~~Curblines:~~**

- a. ~~**Albemarle Road:** Location of curb and gutter to be moved to 44 feet from roadway centerline to accommodate the Charlotte Streets Map with a roadway typical section of 6+ Boulevard with 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.~~

- 3. Revise site plan and conditional note(s) to commit to dedicate 66' right-of-way from the road centerline or 64' with a 2' SUE. The site plan shall label and dimension the right-of-way from the road centerline.

**Clarifying comment from 6.21.2023:** Add conditional note to dedicate 66' right-of-way from the road centerline.

- 4. ~~Revise site plan and conditional note(s) to commit to constructing an 8-foot planting strip, and 6-foot sidewalk on Public Road 1 per Chapter 20. The site plan shall label and dimension both items from the back of curb and gutter or edge of pavement.~~

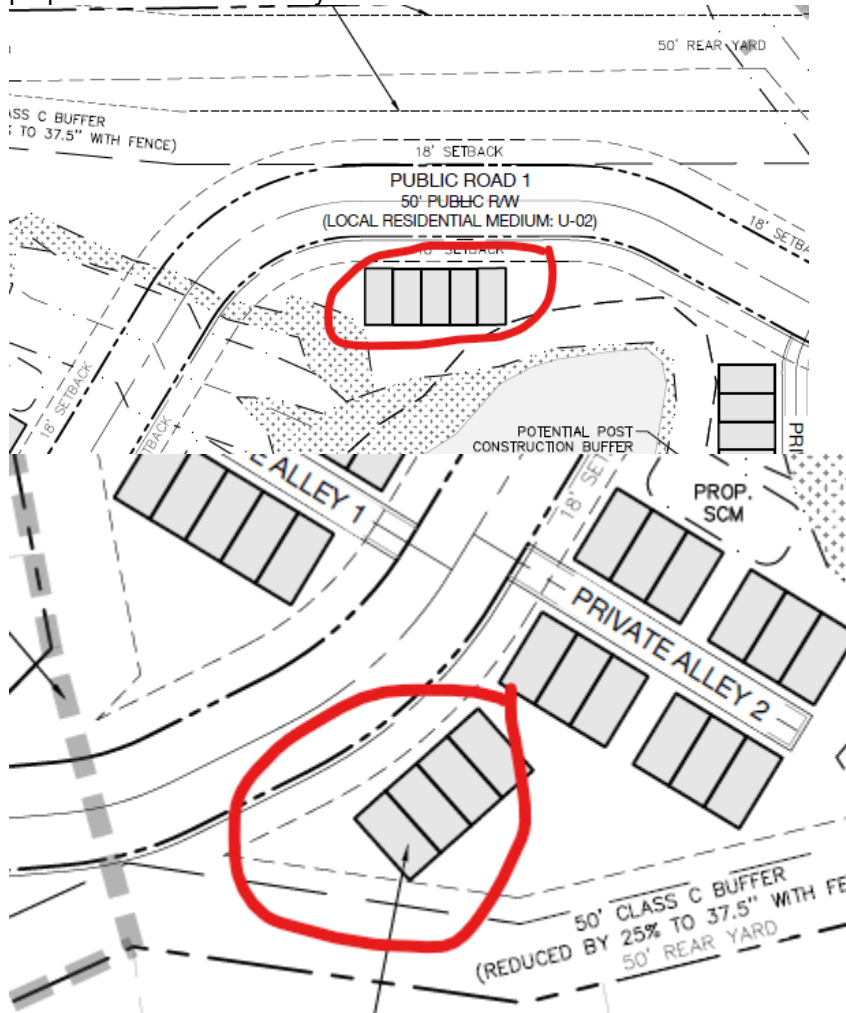
~~Conditional note 4 under "Transportation" states a 6' sidewalk and 8' planting strip will be provided as generally shown on site plan, but it is not clear on the site plan where this streetscape will be. Please clearly show planting strip and sidewalk will be along Public Road 1.~~

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- ~~5. Revise site plan and conditional note(s) to commit to installing the 8' planting strip and 12' multi-use path at the future location to meet the Council-adopted Charlotte BIKES Policy and Charlotte Multi-use paths maintained by the City shall meet ADA/PROWAG requirements.~~
- ~~6. 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. Revise site plan and conditional note(s) to commit to create access on alley for townhomes currently proposed to have driveways on Public Road 1.~~



8. CDOT requests petitioner revise site plan and conditional note(s) to commit to constructing a right turn lane on Albemarle Road per coordination with NCDOT due to volume and speed in this area of the city.  
**Clarifying comment from 6.21.2023:** In coordination with NCDOT, label and add a conditional note to constructing a right turn lane on Albemarle Road.
9. CDOT requests petitioner revise site plan and conditional note(s) to commit to building Public Road 1 to the Local Residential Wide Street Section (CLDSM U-03A).

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**Clarifying comment from 6.21.2023:** Revise site plan and conditional to commit to constructing Public Road 1 to a Local Residential Wide Street Section (CLDSM U-03A).

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.”  
Update conditional note 5 under “Transportation” to have SUE 2’ behind MUP instead of 1’ as shown. 2’ is necessary for the maintenance of the path.

**Clarifying comment from 6.21.2023:** Revise conditional note with SUE to have 2’ instead of 1’ as shown in conditional note 7. 2’ is necessary for the maintenance of the path.

- ~~11. 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. 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 South Eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.”~~

13. Revise site plan and conditional note(s) to better illustrate what conditional note 3 under “Transportation” is referencing. It states ADA ramps will be provided at the corner of Public Road 1 and Albemarle Road as illustrated but there is not illustration of this proposed improvement.

**Clarifying comment from 6.21.2023:** Clearly show and label accessible curb ramps at the corner of Public Road 1 and Albemarle Road.

## 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 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>