

Rezoning Transportation Analysis

Petition Number: 2023-011

General Location Identifier: 04521224, 04521223

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
5-24-23	First Review (TM)
6-21-23	Second Review (DR)
7-28-23	Third Review (ME)
9-26-23	Fourth Review (IW)
10-23-23	Fifth Review (IW)

General Review Information

The petition is located adjacent to Citadel Place, a City-maintained local street, west of Allen Road, a City-maintained minor collector. The petition is located in a north corridor outside 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 adjacent to Citadel Place, a City-maintained local street, west of Allen Road, a City-maintained minor collector. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2500 daily trips. The proposed site plan will generate less vehicular trips than what is currently entitled under the existing zoning. CDOT has coordinated with the petitioner to constructing 8-foot planting strip and 6-foot sidewalk on all internal streets and 30-foot of ROW dedication from roadway centerline of Citadel Place. All outstanding CDOT comments have been addressed.

Rezoning Transportation Analysis

Petition Number: 2023-011

General Location Identifier: 04521224, 04521223

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family Detached	1 Dwelling Units	10	Tax Record
Entitled Use	Single Family (R-3, 26.22 acres)	78 Dwellings Units	805	General Guidance from Planning
Proposed Use	Single Family Attached (R-8, 26.22 acres)	69 Dwelling Units	480	Site Plan: 01/31/2023
Proposed Use	Single Family Attached (R-8, 26.22 acres)	81 Dwelling Units	570	Site Plan: 06/12/2023
Proposed Use	Single Family Attached (R-8, 26.22 acres)	84 Dwelling Units	590	Site Plan: 07/17/2023
Proposed Use	Single Family Attached (R-8, 26.22 acres)	80 Dwelling Units	560	Site Plan: 08/23/2023

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. **Citadel Place:** Location of curb and gutter to be moved to 13 feet from roadway centerline to accommodate the Charlotte Streets Map with a roadway typical section of Local Residential medium.~~

~~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 30 feet of right-of-way from the road centerline. The site plan shall label and dimension the right-of-way from the road centerline.~~

~~**Clarifying comment 6.21.2023:** Add conditional note to commit to dedicate 30 feet of ROW from the road centerline of Citadel Place. Additionally label and dimension.~~

- ~~4. Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 6-foot sidewalk on all internal roadways Chapter 19. The site plan shall label and dimension both items from the back of curb and gutter or edge of pavement.~~

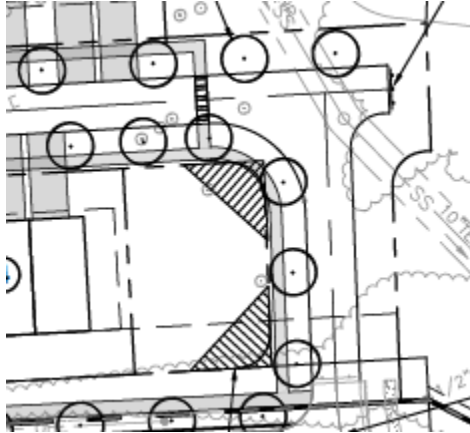
~~**Clarifying comment 6.21.2023:** Add conditional note to construct 8-foot planting strip and 6-foot sidewalk on all internal roadways.~~

Rezoning Transportation Analysis

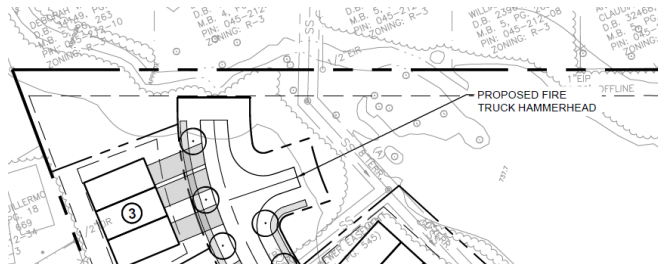
Petition Number: 2023-011

General Location Identifier: 04521224, 04521223

- ~~5. 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."~~
- ~~6. Revise site plan and conditional note(s) to commit to streetscape along both sides of all proposed roadways.~~



- ~~7. Revise site plan and conditional note(s) to commit to revising the proposed hammerhead to a cul de sac as to not stub to the single family homes to the North of the petition.~~



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 50' x 50' 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.

Rezoning Transportation Analysis

Petition Number: 2023-011

General Location Identifier: 04521224, 04521223

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>