

Rezoning Transportation Analysis

Petition Number: 2023-017

General Location Identifier: 22319125

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Reviewer: Patrick Monroe
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Revision Log:

Date	Description
06-28-23	First Review (PDM)
10-25-23	Second Review (JP)

General Review Information

The petition is located adjacent to Providence Road West, a City-maintained major collector, west of Old Ardrey Kell Road, a State-maintained major collector. The petition is located in a south wedge outside of Route 4.

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 Providence Road West, a City-maintained major collector, west of Old Ardrey Kell Road, a State-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. The development proposes to construct a new right-in/right-out access along with a new full access connection with a proposed left turn lane, along with 8' planting strip and 8' sidewalk along Providence Road West. Site plan revisions are needed to commit to installation of a matching westbound left turn lane at the proposed site driveway connection. Further details are listed below.

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Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	-	-	Tax Record
Entitled Use	Single Family (R-3, 7.04 acres)	21 Dwellings Units	245	General Guidance from Planning
Proposed Use	Senior Housing - Multifamily (INST, 7.04 acres)	125 Dwelling Units	390	Site Plan: 01/31/2023

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

Outstanding Issues

Strikethrough = Resolved

~~1. **Curbline:**~~

- ~~a. **Providence Road West:** Location of curb and gutter future back of curb to be installed 19 feet from roadway centerline of the roadway to accommodate a 2+ lane street typical section.~~

~~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.~~

- ~~3. Revise site plan to label and dimension the right of way. Provide sidewalk utility easement located at 2 feet behind the sidewalk if located outside of the ROW.~~

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

- ~~5. The proposed dwelling units exceeds 12 per acre. Per Chapter 20 Subdivision ordinance, revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 8-foot sidewalk along Providence Road West. The wider sidewalk also meets the Charlotte WALKS Policy.~~

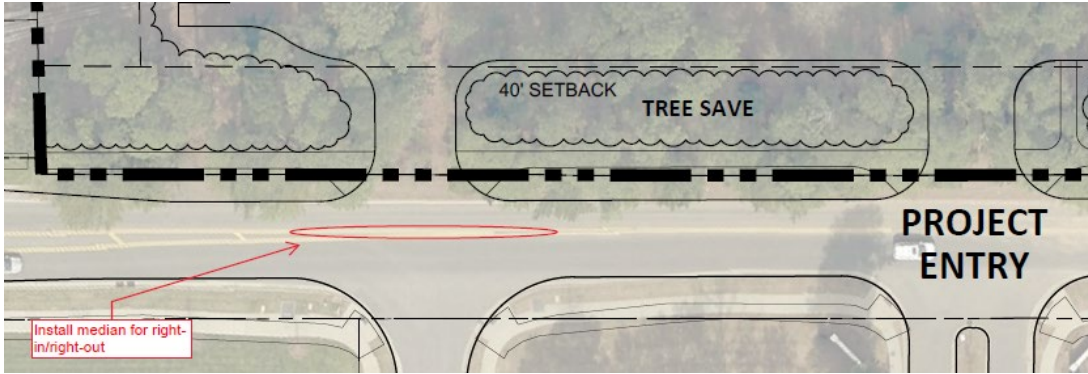
- ~~6. Add a conditional note specifying "A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, 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."~~

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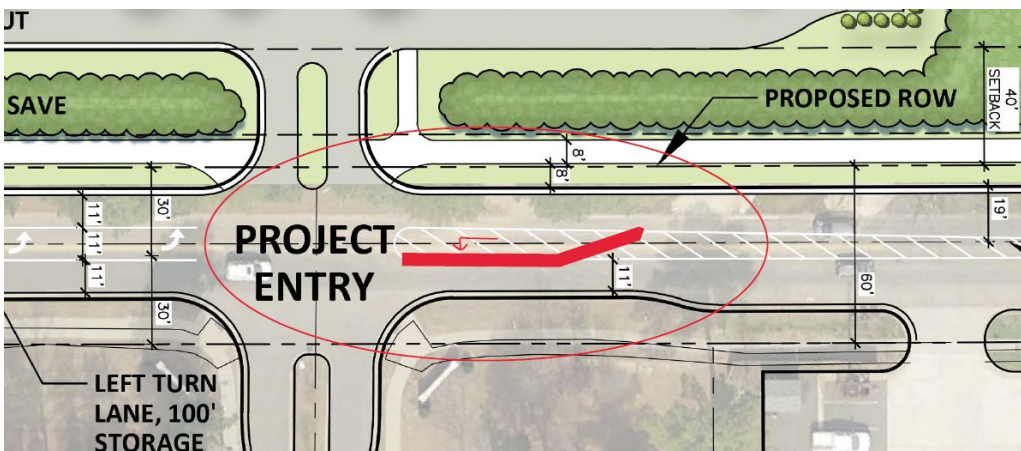
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7. ~~Revise site plan and conditional note(s) to commit to provide a public street connection between Blake Chateau Drive and Tremont Ridge Court. **Comment Rescinded 10.25.2023.**~~
8. ~~Revise site plan and conditional note(s) to commit to making the western most access along Providence Road West right in/right out by installing a median that extends 25 feet before and 25 feet passed the site access. In addition a left turn lane should be provided at the main site access.~~



9. ~~CDOT REQUEST: Revise site plan and conditional note(s) to commit to installing sidewalk from the site to the intersection of Providence Road West and Community House Road to complete the pedestrian network.~~
10. ~~Revise conditional note(s) to remove note 3(C), "Vehicular connections to Tremont Ridge Court and Blake Chateau Drive shall not be made and shall not be required". **Comment Rescinded 10.25.2023.**~~
11. ~~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."~~
12. ~~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."~~
13. **New Comment 10.25.2023** – Revise proposed intersection improvements to construct matching short westbound left turn lane at location of full access driveway and newly constructed eastbound left turn lane.



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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>