

Rezoning Transportation Analysis

Petition Number: #2023-018

General Location Identifier: 02958104, 02958108, 02958102, 02958101, 02958120, 02958109, 02958105, 02958106

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Revision Log:

Date	Description
06-22-23	First Review (TM)
11-27-23	Second Review (ME)
12-20-23	Third Review (TM)

General Review Information

The petition is located on Ridge Road, a state-maintained major thoroughfare north of I-485 Highway, a State-maintained Freeway. The petition is located in a northeast corridor outside 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 on Ridge Road a State-maintained, major thoroughfare. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2500 daily trips. CDOT has coordinated with the petitioner to commit to widening Ridge Road to provide a two way left turn, installing a 12-foot SUP. All outstanding CDOT comments have been addressed.

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Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family Detached	7 Dwelling Units	60	Tax Record
Entitled Use	Single Family (R-3, 14.20 acres)	42 Dwellings Units	455	General Guidance from Planning
Proposed Use	Single Family Attached (R-17 MF, 14.20 acres)	160 Dwelling Units	1,170	Site Plan: 01-25-2023
Proposed Use	Single Family Attached (R-17 MF, 14.20 acres)	128 Dwelling Units	925	Site Plan: 11-23-2023
Proposed Use	Single Family Attached (R-17 MF, 14.20 acres)	121 Dwelling Units	875	Site Plan: 12-11-2023

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. ~~**Ridge Road:** Location of curb and gutter to be 30 feet from roadway centerline to accommodate the Charlotte Streets Map with a roadway typical section of a 4+ Avenue, 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 construct bicycle facilities by installing a 12' multi-use path to meet the Council adopted Charlotte BIKES Policy. Multi-use paths maintained by the City shall meet ADA/PROWAG requirements.~~

4. ~~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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5. ~~Revise site plan and conditional note(s) to commit to widening Ridge Road to accommodate a two-way left turn lane and dedicated right turn lane at the sites frontage in coordination with NCDOT.
Comment 11-27-23: Site plan does not show two-way left turn lane, please adjust to show this on the site plan.~~
6. ~~Revise site plan and conditional note(s) to commit to coordinating internal roadway network with Kings Grant rezoning 2023-024.
Comment 11-27-23: Please add conditional note to commit to coordinating internal roadway network with Kings Grant rezoning petition number 2023-024.~~
7. ~~Revise site plan and conditional note(s) to commit to coordinating with NCDOT regarding site access location in coordination Kings Grant rezoning 2023-024.
Comment 11-27-23: Please revise site plan to commit to coordinating with NCDOT regarding site access location in coordination with Kings Grant rezoning petition number 2023-024.~~
8. ~~Revise site plan and conditional note(s) to commit to coordinating with Subdivision regarding internal street network requirements as the site does not meet Subdivision requirements.
Comment 11-27-23: Please revise site plan and conditional note (3b) to commit to coordinating with City of Charlotte Land Development Subdivision group rather than CDOT.~~
9. ~~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.”~~
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.”~~
11. ~~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 north eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.”~~
12. ~~Revise site plan and conditional note(s) to construct 8 foot planting strips and 12 foot multi-use paths on Ridge Road. The site plan shall label and dimension both items from the back of curb and gutter or edge of pavement. Add conditional note The entire facility must be outside of the right of way and within a public access easement. Add conditional note committing to construction and maintenance of the 12-foot multi-use paths on Ridge Road.
Comment 11-27-23: Please revise site plan to show that 12 ft SUP is not within public right of way. The dedicated right of way callouts should also be revised to show that 38 ft is dedicated to the public and not 50 ft. SUP may be constructed within the right of way if the site is annexed into the City.~~

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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 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.
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>