

Rezoning Transportation Analysis

Petition Number: 2023-021

General Location Identifier: 04102101, 04101232

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 |
|-----------|-------------------|
| 6-28-2023 | First Review (ME) |

General Review Information

The petition is located at the end of B Avenue, a City-maintained local street, east of Beatties Ford Road, a City-maintained major throughfare. 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 at the end of B Avenue, a City-maintained local street, east of Beatties Ford Road, a City-maintained major throughfare. Additional land use information is needed to determine if a traffic study is required. Site plan and/or conditional note revisions are needed to commit to adding standard CDOT conditional notes, coordinating with NCDOT and CDOT on roadway improvements, site access, and signal improvements. Additional comments may be forthcoming after land use specifics are provided. 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-4, 41 acres) | 164 Dwellings Units | 1,595 | General Guidance from Planning |
| Proposed Use | Warehousing (I-1, 41 acres) | 400,000 SF | 675 | Site Plan: 01-24-23 |

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

Outstanding Issues

Strikethrough = Resolved

1. Traffic Study:

More clarification is needed on what is being proposed to decide on if a Traffic Impact Study (TIS) will be required for the complete review of this petition. Provide specific land use proposed to determine trip generation for the site. Additional comments may be forthcoming after land use specifics are provided.

2. Curblines:

- a. **Sir Bailey Drive:** Location of curb and gutter to be installed to 17.5 feet from roadway centerline to accommodate the Charlotte Streets Map with a roadway typical section of a local residential wide road.

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.

Reference (CLDSM standard detail U-03A2) for street typical.

3. Revise site plan and conditional note(s) to commit to dedicate 33.5 feet of right-of-way from the road centerline. The site plan shall label and dimension the right-of-way from the road centerline.
4. Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 6 foot sidewalk on Sir Bailey Drive per Chapter 19 / Chapter 20. The site plan shall label and dimension both items from the back of curb and gutter or edge of pavement.
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 coordinating with NCDOT on roadway improvements and site access along Sir Bailey Drive.

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7. Revise site plan and conditional note(s) to commit to coordinating with NCDOT and CDOT on intersection and signal improvements at the intersection Sir Bailey Drive and Beatties Ford Road.
8. If land use is proposed as industrial, Revise site plan and conditional note(s) to commit to removing the access to Bishop Madison Ave. If this is not feasible, the access will be required to be an emergency access only with a Knox box.
9. Revise site plan and conditional note(s) to commit to removing access to parcel 04105117 north of the site.
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.”
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 north western Mecklenburg area, by way of a private/public partnership effort or other public sector project support.”

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>