

Rezoning Transportation Analysis

Petition Number: 2023-024

General Location Identifier: 02958114, 02958113, 02958112, 02958122, 02917106, 02958103, 02958110, and 02958115

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Reviewer:

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Revision Log:

Date	Description
06-28-23	First 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 petition is located on Ridge Road, a state-maintained major thoroughfare north of I-485 Highway, a State-maintained Freeway. A Traffic Impact Study (TIS) addendum is required for this site to update the previously approved TIS associated with rezoning 2021-028. The TIS addendum will be required to be approved prior to rezoning approval. Site plan and/or conditional note revisions are needed to commit to coordinating with rezoning 2023-018 regarding internal street connections and conditional note revisions. 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 Attached	1 Dwelling Unit	10	<i>Tax Record</i>
Entitlement with Current Zoning	Warehouse Apartments Retail (R-3, CC, INST, & I-1 14.46 acres)	2,750,000 SF 700 Dwelling Units 5,000 SF	8,990	<i>General Guidance from Planning & RZP# 2021-028</i>
Proposed Zoning*	Warehouse Apartments Retail (I-1 & MX-1, 14.46 acres)	2,750,000 SF 700 Dwelling Units 5,000 SF	8,990	<i>Site Plan: 01-31-23</i>

*To consolidate the I-1 zoning for the Kings Grant Warehouse Distribution Park & to allow a single family residential community.

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:

A Traffic Impact Study Addendum is required for the complete review of this petition to update the previously approved TIS phasing requirements.

Staff will receive the petition and begin review, but the public hearing will not be scheduled until the TIS is approved to allow for the minimum time necessary for CDOT to review the study and reach agreement with the petitioner on the required transportation commitments. Any agreed upon commitments shall be included on the last site plan submitted no fewer than 4 weeks prior to the public hearing. Therefore, additional traffic mitigation comments may be forthcoming once the TIS is approved by CDOT (and NCDOT).

2. 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."

3. Revise site plan and conditional note(s) to commit to coordinating internal street network with rezoning 2023-018. Site plan shall show connection locations between rezonings.

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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>