

Rezoning Transportation Analysis

Petition Number: 2023-029

General Location Identifier: 02508131

From: Jake Carpenter, PE

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Reviewer: Travis Miller

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Revision Log:

Date	Description
06-28-23	First Review (TM)
07-28-23	Second Review (TM)

General Review Information

This Petition is located adjacent to Northlake Centre Parkway, a city-maintained minor thoroughfare. This petition is located within the Northlake Corridor 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

This Petition is located adjacent to Northlake Centre Parkway, a city-maintained minor thoroughfare. An updated Traffic Memorandum is needed due to the increase in trip generation for the proposed project. CDOT will coordinated with the petitioner to update the previously approved TTM prior to permitting approval. The petitioner has committed to constructing any improvements as a result of the updated TTM. All CDOT comments have been addressed.

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Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	-	-	Tax Record
Entitlement with Current Zoning	New Auto Sales (B-2, 16.65 acres)	78,000 SF	2,205	General Guidance from Planning & RZP# 2022-010
Proposed Zoning	New Auto Sales (B-2 SPA, 16.65 acres)	110,000 SF	3,125	Site Plan: 01-31-22

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:** The proposed zoning district has a setback measured from back of the existing or proposed future curblines.~~
 - a. ~~**Northlake Centre Parkway:** Location of the future back of curb and gutter is 41 feet from the centerline of the roadway. Label the future back of curb location on the site plan for planning purposes. The existing curb line will not be required to be relocated for this petition.~~
 - b. ~~**Proposed Public Streets:** Location of the back of curb and gutter will be established at 20.5 feet from the proposed centerline of the proposed public streets per CLDSM U-05A for a commercial wide 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:** An updated Technical Traffic Memorandum is needed due to the increase in trips associated with the proposed rezoning. Provide an updated TTM for review.~~
3. ~~Revise site plan and conditional note(s) to commit to adding a conditional note stating the annexation plans of the public roadway regarding maintenance of the public roadway.~~

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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>