

# Rezoning Transportation Analysis

Petition Number: 2023-042

General Location Identifier: 11907801

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**Reviewer: Patrick Monroe**  
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Revision Log:	Date	Description
	7-26-23	First Review (PM)
	8-23-23	Second Review (PDM)
	11-27-23	Third Review (JP)
	12-20-23	Fourth Review (JP)

## General Review Information

The petition is located at the intersection of West Boulevard, a State-maintained major arterial and Mint Street, a City-maintained minor arterial. The petition is located in a south corridor inside of Route 4, within the Center City 2020 Vision Plan.

Active Projects Near the Site:

- N/A

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*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.*

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Based on our review of the petition, we offer the following information for your consideration.

## Transportation Summary

The site is located at the intersection of West Boulevard, a State-maintained major arterial and Mint Street, a City-maintained minor arterial. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2,500 daily trips and not triggering any other City TIS requirements. Site plan and/or conditional note revisions are needed to commit to installing a 12' shared use path on West Boulevard; revise conditional note for West Boulevard access; and revise site plan to install streetscape from the future back of curb. CDOT has coordinated with the petitioner to install APS pushbuttons at West Boulevard and South Mint Street. Further details are listed below.

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## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	-	-	<i>Tax Record</i>
Entitlement with Current Zoning	Townhomes N-1D (HDO), 3.28 acres	26 Dwelling Units	190	<i>General Guidance from Planning</i>
Proposed Zoning	Multifamily (Mid-Rise) Fast Food w/Drive Thru Event Gathering Use (MUDD-O, 3.28 acres)	270 Dwelling Units 2,500 SF 4,300 SF (No data)	1,960	<i>Site Plan: 01-30-23</i>
Proposed Zoning	Multifamily (Mid-Rise) Fast Food w/Drive Thru Event Gathering Use (MUDD-O, 3.28 acres)	250 Dwelling Units 3,500 SF 4,300 SF (No data)	2,370	<i>Site Plan: 12-11-23</i>

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. ~~West Boulevard: Future back of curb location is 30' from the centerline with a typical section of a 4+ avenue with a shared use path.~~

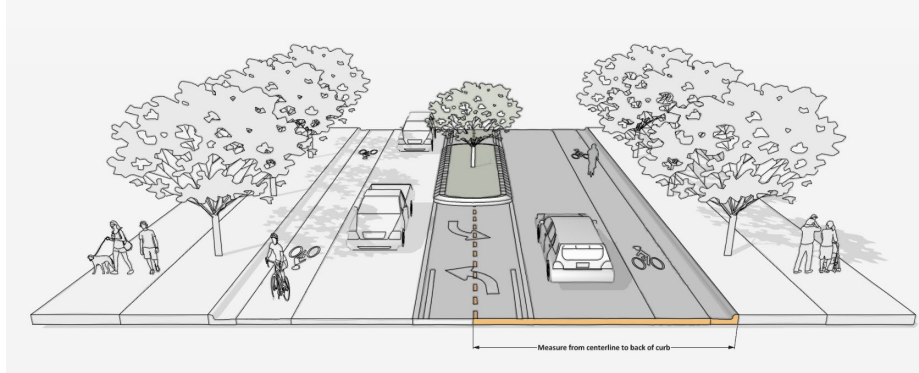


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- b. **South Mint Street:** Future back of curb is in its existing location



- c. **West Kingston Avenue:** Future back of curb is in its existing location

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 future curb and gutter location 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. ~~Under future UDO guidelines this project would require a Comprehensive Transportation Review and mitigation. In lieu of providing CTR, CDOT REQUESTS the petitioner provide APS pushbuttons and pedestrian ramp upgrades at the existing traffic signal at the intersection of West Boulevard and South Mint Street.~~

4. **Outstanding Comment from 7.26.23:** In coordination with NCDOT, revise site plan and conditional note(s) to commit to construct bicycle facilities by installing a 12' multi-use path on West Boulevard to meet the Council-adopted Charlotte BIKES Policy. Charlotte Streets Map calls for buffered bike lanes, NCDOT will not allow buffered bike lanes on West Boulevard. Multi-use paths maintained by the City shall meet ADA/PROWAG requirements.

**Clarifying Comment from 11.27.23:** Proposed streetscape is only 8'. Due to NCDOT not wanting a bike lane on their street, this needs to be a 12' shared use path.

**Clarifying Comment from 12.21.23:** Revise proposed streetscape to a 12' multi-use path to support council adopted Charlotte BIKES policy.

5. **Outstanding Comment from 7.26.23:** Revise site plan to install the proposed streetscape off the future back of curb located 30' from the centerline.

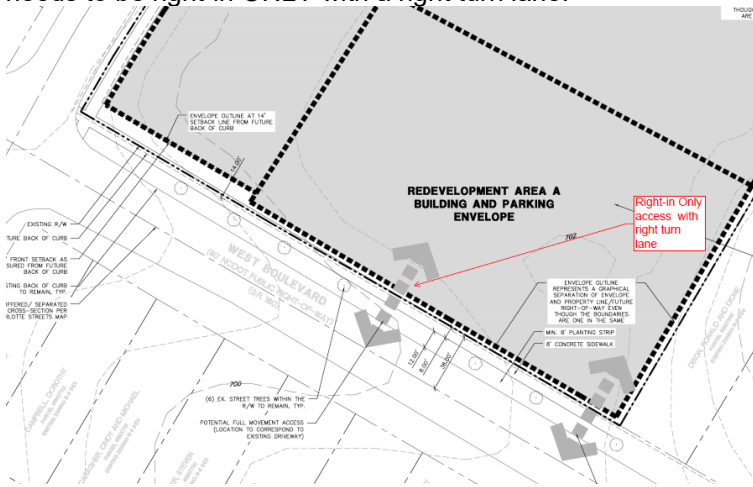
6. ~~Add a conditional note specifying "A Right of Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, 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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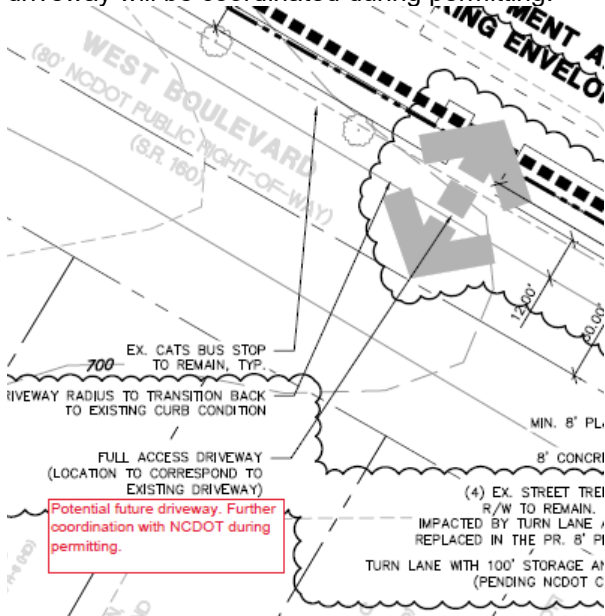
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7. **Outstanding Comment from 7.26.23:** Per coordination with NCDOT, the site access on West Boulevard needs to be right-in ONLY with a right turn lane.



**Clarifying Comment 11.27.23:** Revise site plan and conditional note to read, "Potential future driveway. Further coordination with NCDOT during permitting."

**Clarifying Comment 12.20.23:** Although this is an existing driveway, NCDOT has the authority to remove or limit access. Add statement to callout and conditional note that approval of West Boulevard driveway will be coordinated during permitting.



8. ~~**Outstanding Comment from 7.26.23:** Per coordination with NCDOT, remove this site access along West Boulevard.~~

