

# Rezoning Transportation Analysis

Petition Number: 2023-062

General Location Identifier: 08117605, 08117606, 08117607, 08117608, 08117611, 08117619, 08117618, 08117617, 08117616, 08117613

**From: Jake Carpenter, PE**

Jacob.carpenter@charlottenc.gov  
980-221-5675

**Reviewer:**

**Natalie King, PE**

Natalie.King@charlottenc.gov  
980-417-0206

## Revision Log:

Date	Description
8-24-23	First Review (JT)
2-21-23	Second Review (NK)

## General Review Information

The petition is located adjacent to Commonwealth Avenue, a City-maintained major collector, east of Pecan Avenue, a City-maintained minor arterial. The petition is located in a southeast corridor inside of Route 4, within the Plaza-Central Pedscape Plan.

## Active Projects Near the Site:

- Central Square
  - Construction of an office building, multifamily building, and reuse of existing buildings located at 1122 Central Avenue.
  - Currently under construction
- Gordon Street Hotel
  - Construction of a 20-room hotel located at 1214 Gordan Street.
  - Currently under construction

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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 adjacent to Commonwealth Avenue, a City-maintained major collector, east of Pecan Avenue, a City-maintained minor arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conditional rezoning to establish height standards and other development conditions. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district. Site plan and/or conditional note revisions are needed to commit to removing shown access locations, alley abandonment and adjusting the language in the conditional notes. Further details are listed below.

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## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	General Office Retail Walk-In Coffee Shop Microbrewery	2,357 SF 5,167 SF 2,018 SF 7,240 SF	1,590	Tax Record
Entitlement with Current Zoning	NC*, 2.589 acres	-	-	-
Proposed Zoning	CAC-2*, 2.589 acres	-	-	-

\*Trip generation not provided for this zoning district.

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

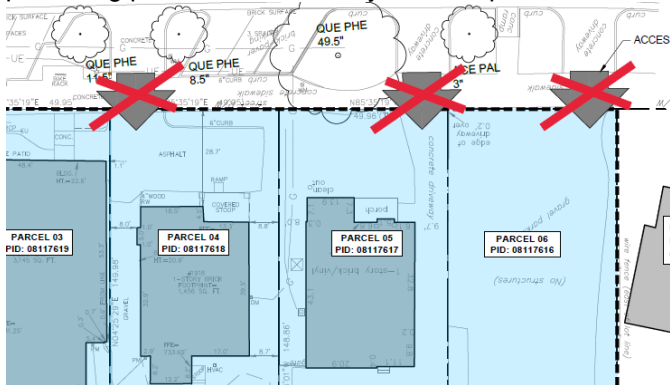
## Outstanding Issues

**Strikethrough = Resolved**

### 1. **Comprehensive Transportation Review (CTR):**

A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition. If during the permitting process the site generates the designated number of trips outlined on Table 3.1 in the Charlotte Streets Manual, then a Comprehensive Transportation Review will be required.

### 2. **Revise site plan to remove all access points as shown below. Driveways will be reviewed during the permitting process once density and site plan information are known.**



### 3. **Revise site plan to remove the alley abandonment since this will be evaluated during the permitting process.**

### 4. **Remove note shown below. The access will be evaluated during the permitting process.**

- i. **Transportation:**
- ii. Access to each parcel will be allowed as indicated as generally indicated on the Rezoning Plan.
- iii. It is understood, a Right-of-Way Encroachment Agreement is required for the installation of any

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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>