

# Rezoning Transportation Analysis

Petition Number: 2023-080

General Location Identifier: 16719249

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**Reviewer: Patrick Monroe**  
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**Revision Log:**

Date	Description
8-24-23	First Review (JP)

**General Review Information**

The petition is located at the intersection of Forest Point Boulevard, a City-maintained major collector, and Nations Ford Road, a City-maintained minor arterial. The petition is located in a south corridor outside of Route 4, within the Westside Strategy Plan Study Area.

Active Projects Near the Site:

- I-77 South Widening (U-5718)
  - Direct-connect access for Arrowood is being studied which could have potential impacts to this parcel.
- Capital Improvement Project – Storm Drainage Improvement Project at 7500 Forest Point Blvd
  - Install and/or repair drainage infrastructure.

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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 Forest Point Boulevard, a City-maintained major collector, and Nations Ford Road, a City-maintained minor arterial. A Traffic Impact Study (TIS) is not required for this site due to the site not triggering CTR thresholds. Site plan and/or conditional note revisions are needed to commit to extending the bike lane on Forest Point Boulevard; install 8-foot sidewalk and 8-foot planting strip on Forest Point Boulevard, Fawn Drive Extension, and Proposed Public Street; and install a turnaround at the terminus of Fawn Drive. Further details are listed below.

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## Trip Generation

Scenario	Land Use	Intensity	Trip Generation			Source
			Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips	
Existing Use	Vacant	-	0	0	0	Tax Record
Entitlement with Current Zoning	Single Family Detached (R-9, 19.16 acres)	37 Dwelling Units	405	30	39	General Guidance from Planning
Proposed Zoning	Single Family Attached (N2-A, 19.16 acres)	78 Dwelling Units	545	35	43	Site Plan: 3/31/2023

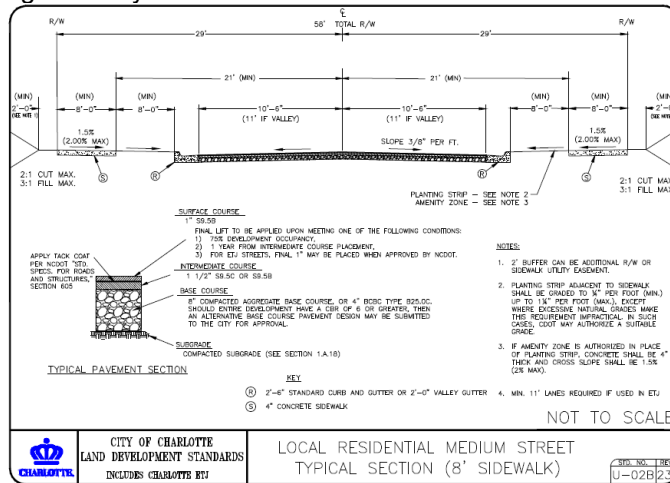
Petitioner to provide responses to the staff comments below as well as specify other changes to the site plan.

## Outstanding Issues

**Strikethrough = Resolved**

### 1. Curblines:

- a. **Forest Point Boulevard:** Future curb line is in the existing location
- b. **Fawn Drive Extension:** Street typical section is local residential medium (U-02B) with 58' of right-of-way.

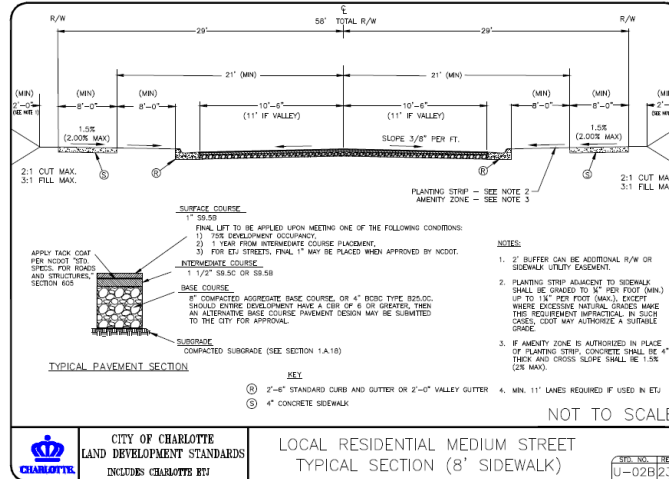


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- c. **Proposed Public Street:** Cross section is local residential medium (U-02B) with 58' of right-of-way.



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. Comprehensive Transportation Review (CTR):

A Traffic Impact Study (TIS) is not required for the complete review of this petition due to the site generating site trips under ordinance thresholds found in the Charlotte Streets manual Table 3.1 and/or not triggering any other City TIS requirements.

3. Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 8-foot sidewalk on Forest Point Boulevard per UDO 32.7(D)(b)(ii); 8-foot planting strip, and 8-foot sidewalk on both sides of Fawn Drive Extension per UDO 33.3(D); and ); 8-foot planting strip, and 8-foot sidewalk on both sides of Proposed Public Street per UDO 33.3(D). The site plan shall label and dimension both items from the back of curb and gutter or edge of pavement.
4. Revise site plan and conditional note(s) to commit to extending the bike lane on Forest Point Drive to the traffic signal at Nations Ford Road. Modify the existing curb line as needed to incorporate the bike lane.
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. CDOT REQUEST: CDOT would prefer to see that the driveways were alley fed from the public street rather than direct access.

