

Rezoning Transportation Analysis

Petition Number: 2023-095

General Location Identifier: 04517223, 04517224, 04517210

From: Jake Carpenter, PE

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Reviewer:

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Revision Log:

Date	Description
9-28-23	First Review (IW)
11-27-23	Second Review (ME)
12-20-23	Third Review (IW)
01-24-24	Fourth Review (KC)

General Review Information

The petition is located adjacent to Pickway Drive, a City-maintained local street, west of Racine Avenue, a City-maintained local street. The petition is located in a north corridor outside of Route 4, within the Westside Strategy Plan Study Area.

Active Projects Near the Site:

- There are no known active projects in the vicinity.

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 site is located adjacent to Pickway Drive, a City-maintained local street, west of Racine Avenue, a City-maintained local street. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Site plan and/or conditional notes commit to installing an 8' planting strip and 6' sidewalk per Article 33 in the UDO, and milling and overlaying Pickway Drive. Site plan and/or conditional note revisions are needed to commit to dedicating right of way 31.5 feet from centerline of Pickway 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	Single Family Detached	1 Dwelling Unit	10	1	1	<i>Tax Record</i>
Entitlement with Current Zoning	Single Family (N1-A, 1.986 acres)	5 Dwelling Units	50	5	5	<i>General Guidance from Planning</i>
Proposed Zoning	Multifamily (Mid-Rise) (N1-E, 1.986 acres)	16 Dwelling Units	75	10	10	Site Plan: 07-10-23
Proposed Zoning	Multifamily (Mid-Rise) (N1-E, 1.986 acres)	11 Dwelling Units	50	4	4	<i>Site Plan: 10-26-23</i>
Proposed Zoning	Multifamily (Mid-Rise) (N1-E, 1.986 acres)	10 Dwelling Units	45	4	4	<i>Site Plan: 12-08-23</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. Curblines:

- ~~**Pickway Drive:** Location of future back of curb and gutter to be installed 17.5' from centerline.~~
- ~~CLDSM standard Local Residential Wide Street U-03A2~~
- ~~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. Outstanding Comment: Revise site plan and conditional note(s) to commit to dedicate 31.5 feet of right-of-way from the road centerline. The site plan shall label and dimension the right-of-way from the road centerline.

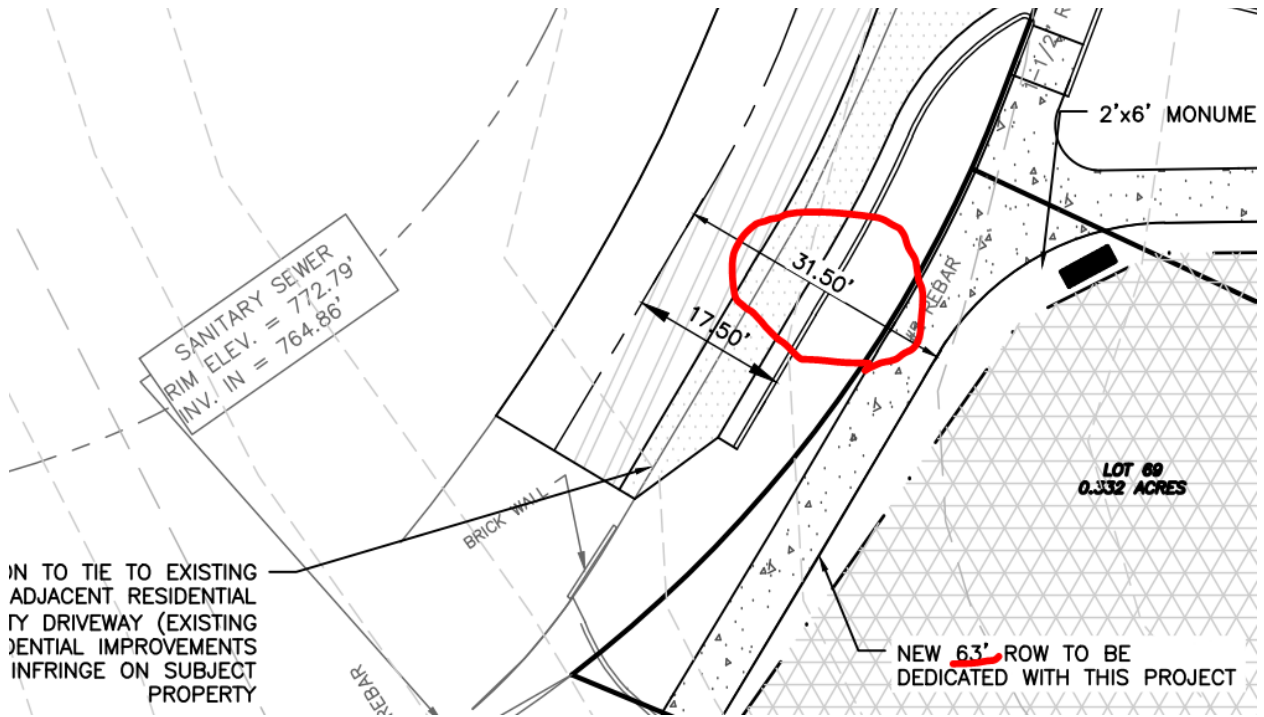
Clarifying Comment 11-27-23: Please revise site plan and conditional note to commit to mentioned right-of-way dimension with labeling and dimensioning from the roadway centerline.

Clarifying Comment 01-24-24: Please revise site plan and conditional note(s) to commit to dedicate 31.5 feet of right-of-way. The site plan shall label and dimension right-of-way from the centerline of the road.

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4. ~~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."~~

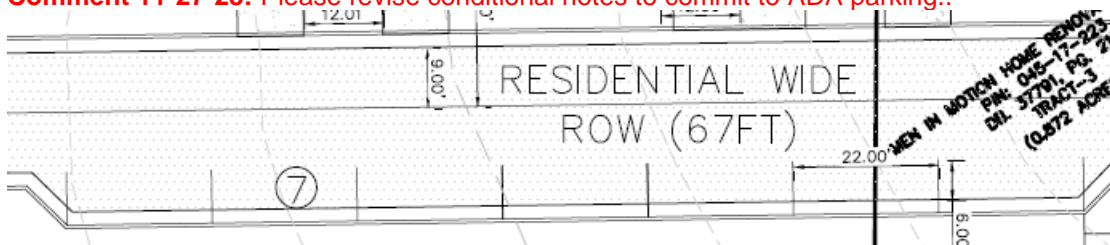
5. **Outstanding Comment:** ~~Revise site plan and conditional note(s) to commit to an 8' planting strip and 6' sidewalk per the CLDSM U-03A2 along Pickway Drive per UDO Article 33.~~

Clarifying Comment 11-27-23: ~~Please revise conditional note(s) to commit to an 8' planting strip and 6' sidewalk per the CLDSM U-03A2 along Pickway Drive per UDO Article 33.~~

~~Sidewalk should extend across the entire frontage, including at the intersection of the proposed public street and Pickway Drive as well as fully to property line.~~

6. ~~Revise site plan and conditional note(s) to commit to providing an ADA on-street parking space to meet Federal ADA guidelines.~~

Comment 11-27-23: ~~Please revise conditional notes to commit to ADA parking.~~



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7. ~~CDOT requests petitioner to revise site plan and conditional note(s) to commit to milling and overlaying the entire road instead of half, as the existing road is substandard and half milling may create grade issues at the tie-in between pavement sections.~~
~~**Comment 11-27-23: Please revise conditional note(s) to commit to milling and overlaying the entire section of Pickway Drive across development frontage.**~~
8. ~~Add a conditional note specifying “the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site’s first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2’ behind back of sidewalk where feasible.”~~
9. ~~Add a conditional note specifying “All transportation improvements will be approved and constructed before the site’s first building certificate of occupancy is issued.”~~

~~The petitioner may phase transportation improvements if said improvements and phasing are approved by CDOT and explicitly described in site plan notes.~~

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 Unified Development Ordinance.
2. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 50’ x 50’ 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 to comply with City of Charlotte Unified Development Ordinance regulations.
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>