

Rezoning Transportation Analysis

Petition Number: 2023-154

General Location Identifier: 21701115

-From: Jake Carpenter, PE

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Reviewer:

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Revision Log:

Date	Description
12-27-23	First Review (JP)
01-24-24	Second Review (JP)

General Review Information

The petition is located adjacent to York Road, a State-maintained major arterial, west of Shopton Road, a State-maintained major arterial. The petition is located in a Lake Wylie Wedge outside of Route 4, within the Steele Creek Area Plan.

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

The site is located adjacent to York Road, a State-maintained major arterial, west of Shopton Road, a State-maintained major arterial. 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 note revisions are needed to label and dimension the ROW and back of curb from the centerline; install curb and gutter on Youngblood Road; align driveway on Youngblood with driveway across the street; and restripe a left turn lane for driveway on Youngblood. 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	Single Family (N1-A, 7.17 acres)	21 Dwelling Units	245	<i>General Guidance from Planning</i>
Proposed Zoning	Senior Adult Housing – Multifamily (N2-B, 7.17 acres)	160 Dwelling Units	490	<i>Site Plan: 11-17-23</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. **York Road:** Curb and gutter to be installed 33' from the centerline for a 4+ boulevard as shown on Charlotte Streets Map.
Youngblood Road: Install back of curb 17.5' from the centerline for a Local Residential Wide cross section (CLDSM U-03)

Outstanding Comment 1.24.24: Label and dimension the curb and gutter from the centerline for each road on the site plan.

2. ~~Comprehensive Transportation Review (CTR):~~

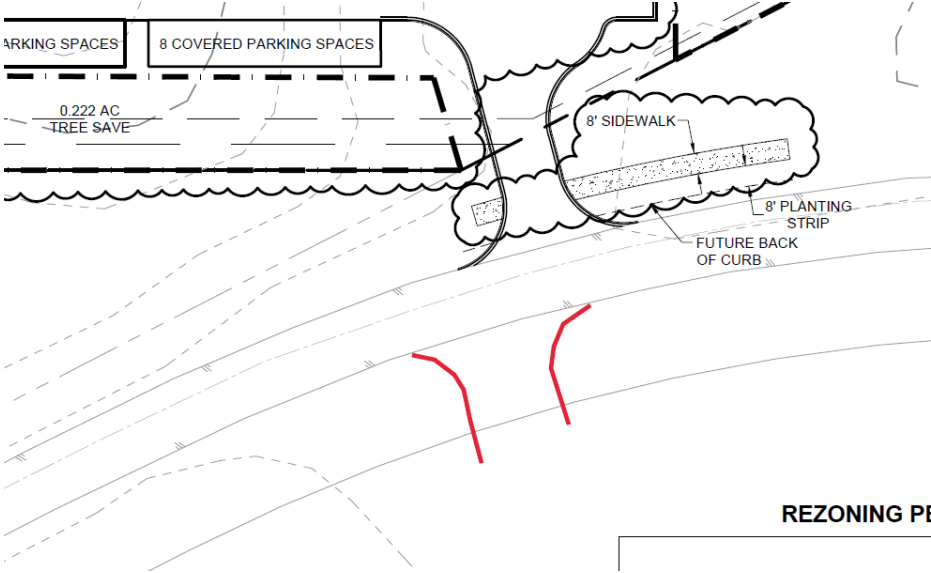
~~A Traffic Impact Study (TIS) is not required for the complete review of this petition due to the site generating site trips under ordinance thresholds found in the Charlotte Streets manual Table 3.1 and/or not triggering any other City TIS requirements.~~

3. **Outstanding Comment 1.24.24:** The site plan shall label and dimension the right-of-way from the road centerline.
4. **Outstanding Comment 1.24.24:** In coordination with NCDOT, revise site plan and conditional note(s) to show the existing driveway on the east side of Youngblood Road. Align the sites entrance along the centerline of the existing driveway.

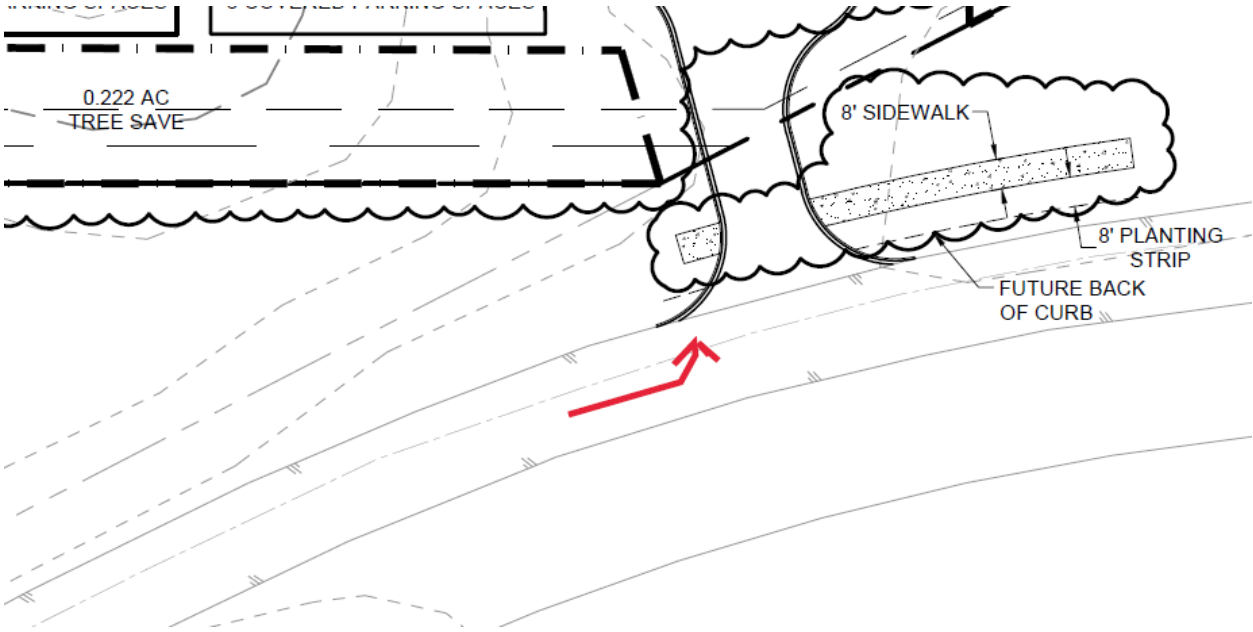
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- 5. **Outstanding Comment 1.24.24:** Revise site plan and conditional note(s) to commit to restriping a left turn lane into the site off of Youngblood Road.

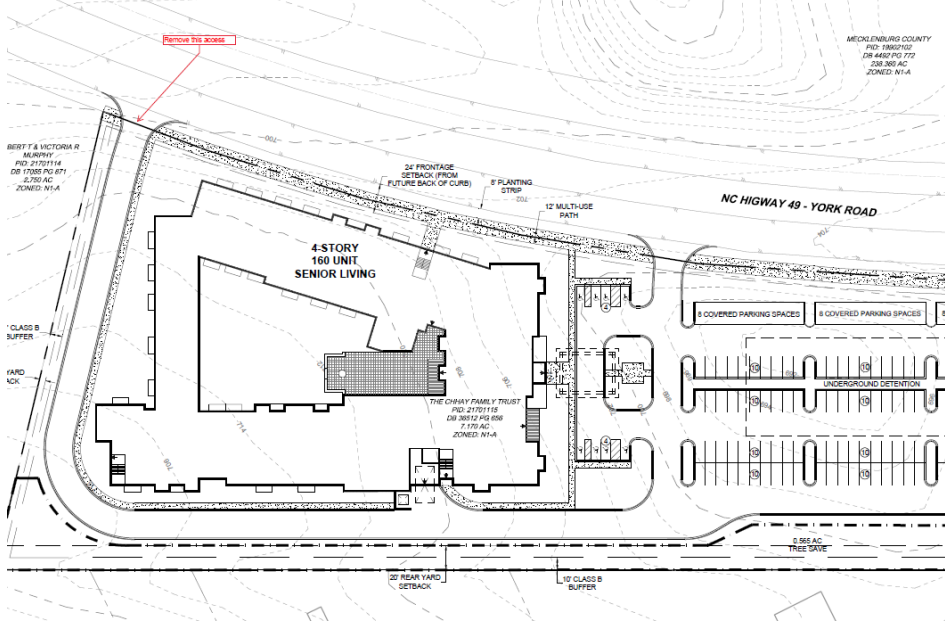


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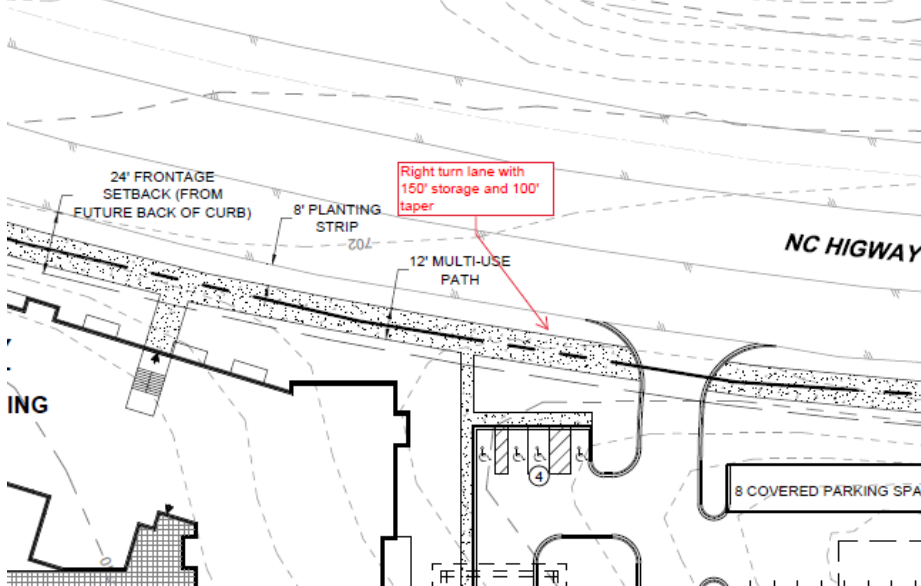
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6. In coordination with NCDOT, revise site plan to remove western most site access.



7. In coordination with NCDOT, revise site plan and conditional note(s) to install a right turn lane on York Road with 150' storage and 100' taper.

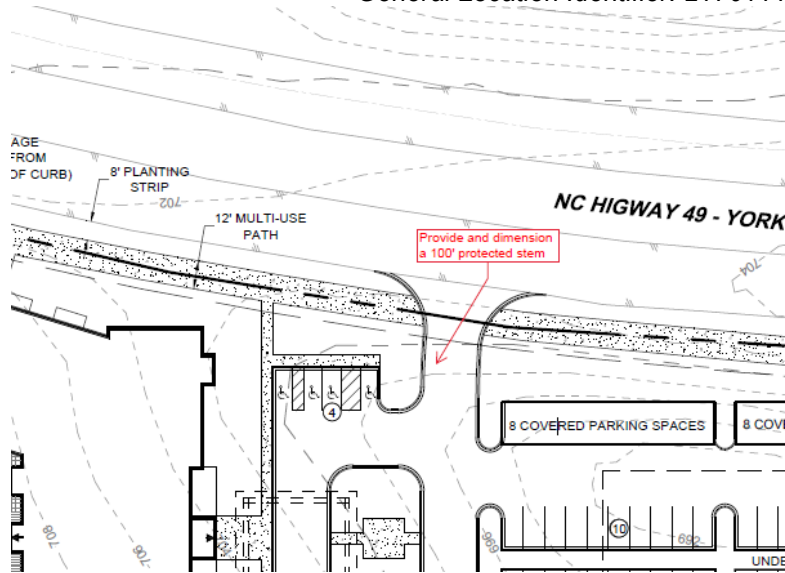


8. In coordination with NCDOT, revise site plan and conditional note(s) to provide a 100' internal protected stem.

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9. ~~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.”~~

10. ~~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.~~

11. ~~Revise site plan and conditional note(s) to construct 8-foot planting strips and 12-foot multi-use paths on York Road and Youngblood Road. The site plan shall label and dimension both items from the back of curb and gutter or edge of pavement. Add conditional note The entire facility must be outside of the right-of-way and within a public access easement. Add conditional note committing to construction and maintenance of the 12-foot multi-use paths on York Road and Youngblood Road.~~

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.

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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>