

Rezoning Transportation Analysis

Petition Number: 2023-177

General Location Identifier: 04545215, 04545220, 04545226, 04545222

From: Jake Carpenter, PE

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Revision Log:

Date	Description
1-24-24	First Review (IW)

General Review Information

The petition is located adjacent to Gibbon Road, a City-maintained major arterial, east of Garvin Drive, a City-maintained minor collector. 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 area.

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 Gibbon Road, a City-maintained major arterial, east of Garvin Drive, a City-maintained minor collector. 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 commit to constructing Easy Street to Residential Wide standard per Article 32 and 33, dedicating right of way, and updating conditional notes. 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	1 Dwelling Unit	15	1	1	<i>Tax Record</i>
Entitlement with Current Zoning	Single Family (N1-A, 3.33 acres)	9 Dwelling Units	110	8	10	<i>General Guidance from Planning</i>
Proposed Zoning	Single Family Attached (N2-A, 3.33 acres)	39 Dwelling Units	247	15	19	<i>Site Plan: 12-20-23</i>

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

Outstanding Issues

~~Strikethrough~~ = Resolved

- a. **Gibbon Road:** Location of back of curb and gutter to be moved 19' from centerline.

2+ Avenue, Shared Use Path per Charlotte Streets Map

- b. **Easy Street:** Location of back of curb and gutter needs to be installed and moved 25.5 feet from centerline.

CLDSM standard 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. Revise site plan and conditional note(s) to commit to dedicate 39' of right-of-way from the Gibbon road centerline. The site plan shall label and dimension the right-of-way from the road centerline.
4. Revise site plan and conditional note(s) to commit to dedicate 31.6' of right-of-way from the Easy Street road centerline. The site plan shall label and dimension the right-of-way from the road centerline.
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."

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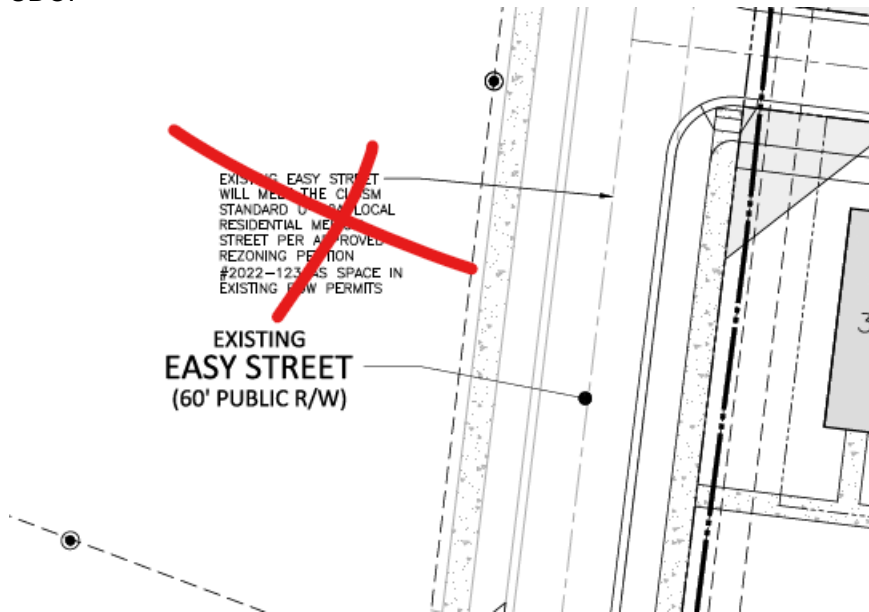
Petition Number: 2023-177

General Location Identifier: 04545215, 04545220, 04545226, 04545222

6. Revise site plan and conditional note(s) to update conditional note 3.e. and commit to building Easy Street to a Local Residential Wide Street (CLDSM U-03A2) along site frontage per UDO Article 32 requirement(s).

e. The Petitioner shall upgrade existing Easy Street to meet the CLDSM Standard U-02.

7. Revise site plan and conditional note(s) to remove labeling related to building Easy Street to a Residential medium standard, as the referenced previously approved rezoning was prior to the new UDO.



8. Revise site plan and conditional note(s) to either remove Conditional note 3.g. OR specifically list how site will be phased and what transportation improvements will be associated with each phase. CDOT will then determine if the request to phase improvements are agreeable.

~~g. Site will be developed in multiple phases. All transportation improvements that are the responsibility of the Petitioner, per phase in accordance with the Ordinance, shall be approved and constructed prior to the issuance of the first certificate of occupancy and subject to the Petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.~~

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.

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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 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>