

Rezoning Transportation Analysis

Petition Number: 2023-178

General Location Identifier: 20322114 and 20322131

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Reviewer:

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Revision Log:

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

General Review Information

The petition is located at the intersection of Microsoft Way, a City-maintained local street, and Hanson Road, a City-maintained local street. The petition is located in a south corridor outside of Route 4, within the I-485 Interchange Analysis Study.

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 at the intersection of Microsoft Way, a City-maintained local street, and Hanson Road, a City-maintained local street. Density is needed to determine if Comprehensive Transportation Review (CTR) requirements are triggered. 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 Arrowood Road and Hanson Road; upgrade the streetscape on Microsoft Way; install streetscape on Hanson Road; and CDOT REQUEST that the petitioner installs a channelized island for the right turns on Microsoft Way and realign the pedestrian crossings to the site. 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	-	-	-	-	Tax Record
Entitlement with Current Zoning	Office (OFC, 2.962 acres)	44,400 SF	480	83	85	General Guidance from Planning & RZP# 2020-020
Proposed Zoning	Need Land Use & Density (RC-EX, 2.962 acres)	-				Site Plan: 12-21-23

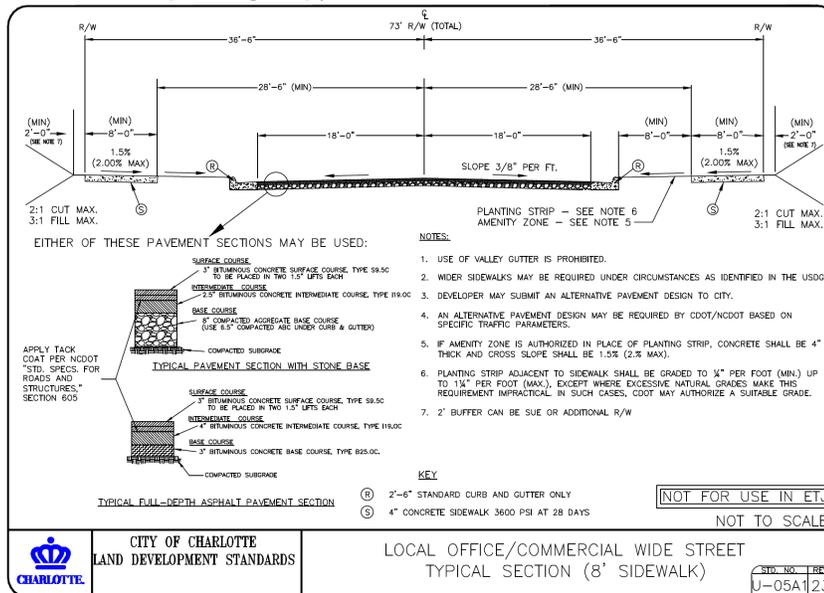
Petitioner to provide responses to the staff comments below as well as specify other changes to the site plan.

Outstanding Issues

Strikethrough = Resolved

1. Curblines:

- a. **Arwood Road:** Location of curb and gutter to be installed 33' from the centerline for a 4+ boulevard with an 8' planting strip and 12' shared use path.
- b. **Microsoft Way:** The future location of curb and gutter is in its existing location.
- c. **Hanson Road:** Location of curb and gutter to be installed 18' from the centerline for a Local Office /Commercial Wide typical section with 8' sidewalk and 8' planting strip (CLDSM U-05 details with 8' planting strip)



Label and dimension the curb and gutter from the centerline for each road on the site plan.

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own or in conjunction with other development or roadway projects taking place within the broad southwestern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.”

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>