

Rezoning Transportation Analysis

Petition Number: 2024-006

General Location Identifier: 13314101, 13314116, 13314117, 13314105, 13314204, 13314203, 13314205, 13314301

From: Jake Carpenter, PE

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Reviewer:

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Revision Log:

Date	Description
2-21-24	First Review (NK)

General Review Information

The petition is located adjacent to Executive Center Drive, a City-maintained major collector, south of Albemarle Road, a State-maintained commercial arterial. The petition is located in the Eastland Activity Center outside of Route 4, within the Eastland Area Plan.

Active Projects Near the Site:

- CIP - Albemarle Corridor Cultural Trail Framework
 - Project ID: PMES241807
 - Location Description: Albemarle Rd Corridor, approximately between Central Avenue and W.T. Harris Blvd.
 - Public Project Description: east-west pathways; Identify opportunities for incorporating art, culture, and micro-commerce into infrastructure through Public Art and Public Space Master Plans; Create cohesive wayfinding to key destinations; Expand the Tree Canopy Preservation Program.
 - Project Type: Pedestrian and Bike
 - Project Phase: Planning
 - Anticipated Start Date: Late 2023
 - PM: Kristie Kennedy - kristie.kennedy@charlottenc.gov
 - Project Impact: Creates Complete Street
- CIP - Storm Drainage Improvement Project - 5624 Executive Center Drive
 - Project ID: SWDES10946
 - Project Description: Install and/or repair drainage infrastructure.
 - Project Type: Storm Water
 - Anticipated Completion: Early 2023
 - PM: Charles Meehan - charles.meehan@charlottenc.gov

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.

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Transportation Summary

The site is located on a City-maintained, collector road Executive Center Drive. To confirm CTR requirements, clarification is needed if the land uses on the parcels included in the rezoning have been active within the last year. Site plan and/or conditional note revisions are needed to commit to installing an 8' planting strip and 8' sidewalk along Executive Center Drive, labeling all access points, and including details regarding plans for existing structures. Further details are listed below.

Scenario	Land Use	Intensity	Trip Generation			Source
			Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips	
Existing Use	Warehouse General Office	1,200 SF 359,596	3,573	527	507	<i>Tax Record</i>
Entitlement with Current Zoning	Office (OFC, 25.7 acres)	257,000 SF	2,638	377	363	<i>General Guidance from Planning</i>
Proposed Zoning	Multifamily (Mid-Rise) (CAC-1, 25.7 acres)	390 Dwelling Units	1,814	160	152	<i>Site Plan: 01-11-24</i>

Trip Generation

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. **Executive Center Drive:** The future location of curb and gutter is 17.6' from the road centerline.

Per UDO Article 33 an 8' Planting Strip and 8' Sidewalk are required

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

2. **Comprehensive Transportation Review (CTR):** Confirm that land uses on the parcels included in the rezoning have been active within the last year. This will help determine if any CTR requirements are triggered.

Staff will receive the petition and begin review, but the public hearing will not be scheduled until the TIS is approved to allow for the minimum time necessary for CDOT to review the study and reach agreement with the petitioner on the required transportation commitments. Any agreed upon commitments shall be included on the last site plan submitted no fewer than 4 weeks prior to the public hearing. Therefore, additional traffic mitigation comments may be forthcoming once the TIS is approved by CDOT (and NCDOT).

3. Revise site plan and conditional note(s) to commit to dedicate 33.5' of right-of-way from the road centerline along Executive Center Drive. The site plan shall label and dimension the right-of-way from the road centerline.

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4. Add a conditional note specifying “The petitioner needs to complete and submit the [Right of way Abandonment Petition form](#) to CDOT for review. The Right of Way Abandonment process is controlled by North Carolina General Statutes and is independent of this rezoning process.”
5. Revise site plan and conditional note(s) to specify plans for existing buildings i.e. a new principal structure, buildings will remain, or if the buildings are being expanded.
6. Revise site plan and conditional note(s) to show access points for each parcel.
7. Request site plan and conditional note(s) to commit to installing new cross access to adjacent parcel if Hollins Drive is abandoned.
8. 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>