

Rezoning Transportation Analysis

Petition Number: 2024-008

General Location Identifier: 17316317

From: Jake Carpenter, PE

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Reviewer:

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Revision Log:

Date	Description
2-21-24	First Review (NK)
3-20-24	Second Review (NK)

General Review Information

The petition is located at the intersection of South Boulevard, a State-maintained major arterial, and Starmount Cove Lane. The petition is located in a south corridor outside of Route 4, within the Arrowwood Transit Station 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 at the intersection of South Boulevard, a State-maintained major arterial, and Starmount Cove Lane. 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 installing 8' planting strip and 8' sidewalk along property frontage, and removing South Boulevard driveway. 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	Retail	9,543 SF	632	28	75	Tax Record
Entitlement with Current Zoning	TOD-TR	Not enough information to determine trip generation.			General Guidance from Planning	
Proposed Zoning	Bank w/Drive-Thru (N2-A, 16.91 acres)	3,600 SF	364	36	76	Site Plan: 01-24-24
Proposed Zoning	Bank w/Drive-Thru (N2-A, 16.91 acres)	2,000 SF	201	20	42	Site Plan: 01-24-24

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. ~~**Road Name South Boulevard:** The future location of the back of curb and gutter is 38' from the road centerline.~~

~~Cross Section: 4+ Avenue, Buffered/Separated Bike Lanes~~

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

b. ~~**Road Name Starmount Cove Lane:** The future location of the back of curb and gutter is 20.5' from the road centerline.~~

~~Cross Section: 8' planting strip, 8' sidewalk~~

~~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 56' right of way from the South Boulevard 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 38.5' right of way from the Starmount Cove Lane road centerline. The site plan shall label and dimension the right of way from the road centerline.~~

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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."
- ~~6. Revise site plan and conditional note(s) to commit to installing 8' planting strip and 8' sidewalk along South Blvd and Starmount Cove Lane per UDO article 32.7. Streetscape should be located at the future back of curb location.~~
7. Revise site plan and conditional note(s) to commit to removing driveway located on South Boulevard. Per Charlotte Streets Manual table 2.1, access priorities would be as follows before individual driveway:
 1. Side street
 2. New street
 3. Shared driveway and/or
 4. Cross-access

Clarifying Comment 3-20-24: NCDOT / CDOT will agree to allow a 60 degree skewed right-out driveway off of South Blvd, and the median will need to be extended past the driveway entrance.

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.

10. Add conditional note specifying "All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad southern 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

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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>