

Rezoning Transportation Analysis

Petition Number: 2024-011

General Location Identifier: 02946195.

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Reviewer:

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Revision Log:

Date	Description
02-21-24	First Review (TM)
03-20-24	Second Review (TM)

General Review Information

The site is located on Johnston Oehler Road a City-maintained, 2+ Avenue. The petition is located in the North East wedge outside of Route 4, the Prosperity Church Road Villages Area Plan and is in the neighborhood 1 place type of the 2040 policy map.

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 on a City-maintained, 2+ Avenue Johnston Oehler Road. Based on the 826 daily trips, the petitioner will be required to satisfy Tier 1 Multimodal assessment (3 points). Site plan and/or conditional note revisions are needed to commit to revising the site access to Johnston Oehler Road to Right In Right Out and revising the internal roadway cross sections in accordance with the UDO. 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	Tax Record
Entitlement with Current Zoning	Single Family (N1-A, 17.48 acres)	52 Dwelling Units	553	41	54	General Guidance from Planning
Proposed Zoning	Single Family Attached (N2-A, 17.48 acres)	415 Dwelling Units	826	54	65	Site Plan: 01-22-24
Proposed Zoning	Single Family Attached (N2-A, 17.48 acres)	114 Dwelling Units	818	54	64	Site Plan: 03-11-24

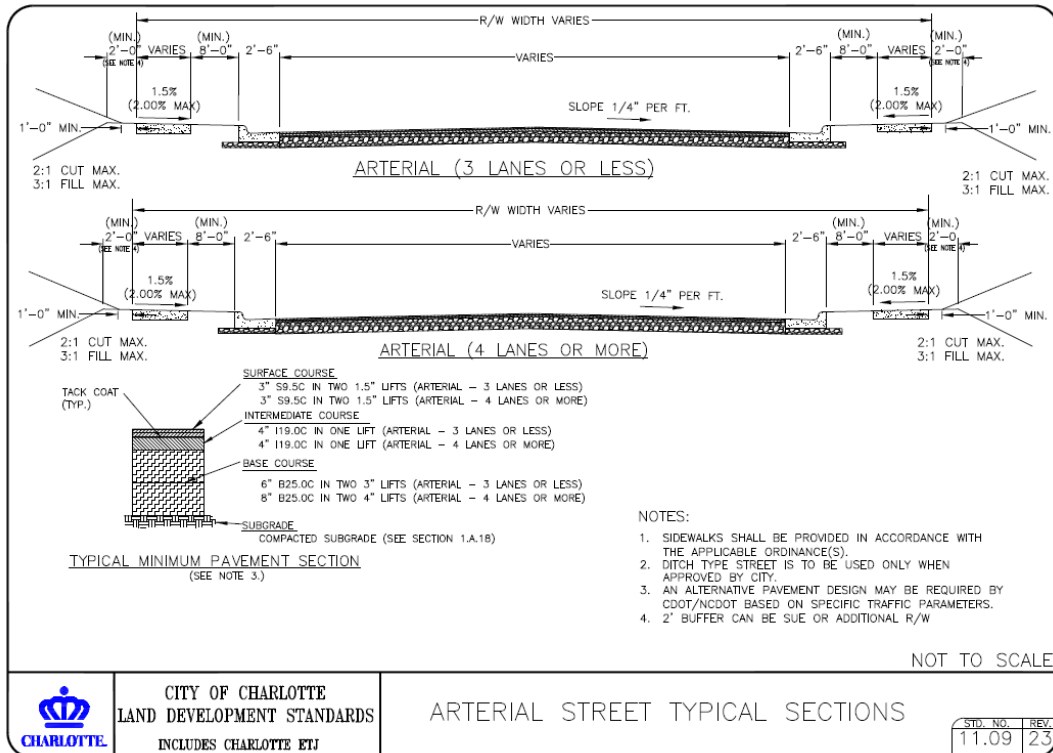
Petitioner to provide responses to the staff comments below as well as specify other changes to the site plan.

Outstanding Issues

Strikethrough = Resolved

1. Curblines:

- a. ~~Johnston Oehler Road: Location of future curb and gutter is to be relocated to 24 feet from the roadway centerline. Per CLDSM 11.09.~~



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

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2. Outstanding CDOT Issue from 02-21-24: Comprehensive Transportation Review (CTR):

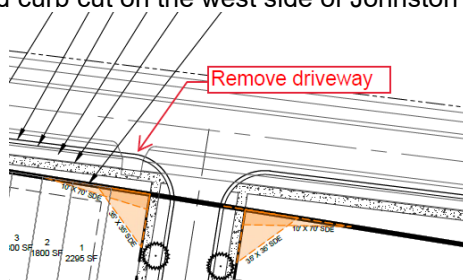
The petition's zoning falls within the low intensity development which based on the 818 daily trips will trigger Tier 1 (3 mitigation points) for multimodal assessment. The petitioner shall review and assess the publicly accessible pedestrian network within ¼ mile walking distance of the site to identify multimodal infrastructure to meet the Tier 1 (3 mitigation points) for multimodal assessment.

Complete CTR summary table and include on the revised plan. CTR table link (use Site Data Table – CTR Summary tab): <https://www.charlottenc.gov/files/sharedassets/city/v/2/growth-and-development/documents/dev-center-fees/resources/udo-site-data-tables-curb-ramps-and-ctr.xlsx>

- ~~3. Revise site plan and conditional note(s) to commit to construct bicycle facilities by locating the curb and gutter 24' from the center line of Johnston Oehler Road in accordance with the council adopted Charlotte Streets Map.~~
4. Revise site plan and conditional notes to construct internal public roadways as Local Residential Wide roadway (CLDSM U-03, U-03A1, U-03B and U-03C1) in accordance with table 33-2 in chapter 33 of the UDO.
5. **Outstanding CDOT Issue from 02-21-24:** Revise site plan and conditional notes to construct 8-foot sidewalk on all internal public roadways per table 33-4 in chapter 33 of the UDO.

Clarifying Comment 03-20-24: An 8 foot planting strip and 8 foot sidewalk are required in N-2 per UDO chapter 33. Revise site plan to commit to installing an 8-foot sidewalk throughout the site on all public roadways.

6. **Outstanding CDOT Issue from 02-21-24:** Revise site plan and conditional notes to commit to removing existing driveway and curb cut on the west side of Johnston Oehler Road intersection.



7. **Outstanding CDOT Issue from 02-21-24:** Revise site plan and conditional notes to revise site connection to Johnston Oehler Road to be a right in right out design. Site shall install a median that extends 50-feet beyond the site entrance measured from the curb return on east and west side of site intersection to Johnston Oehler Road.
8. **Outstanding CDOT Issue from 02-21-24:**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.”
9. **Outstanding CDOT Issue from 02-21-24:**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.”

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10. **Outstanding CDOT Issue from 02-21-24:** 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>

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