

Rezoning Transportation Analysis

Petition Number: 2024-022

General Location Identifier: 03703102, 03703113

From: Jake Carpenter, PE
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Reviewer: Isaiah Washington
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Revision Log:

Date	Description
3-27-24	First Review (IW)
04-24-24	Second Review (KC)

General Review Information

The petition is located adjacent to Sunset Road, a State-maintained major arterial, east of Oakdale Road, a State-maintained minor arterial. The petition is located in a northwest wedge outside of Route 4, within the Westside Strategy Plan Study Area.

Active Projects Near the Site:

- CIP - Beatties Ford Road/Sunset Road Pedestrian Improvements, Phase 1
 - Project ID: PM51216049
 - Location Description: Sunset Rd. from Day Lilly Ln. to Beatties Ford Rd.
 - Project Description: Provide pedestrian and bicycle facilities on Sunset Road from Day Lilly Lane to Beatties Ford Road
 - Project Type: Pedestrian and Bike
 - Project Phase: Design
 - Anticipated Completion Date: Early 2027
 - PM: Lamar Davis - fldavis@ci.charlotte.nc.us

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 Sunset Road, a State-maintained major arterial, east of Oakdale Road, a State-maintained minor arterial. 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. Based on the 818 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 updating site plan to dimension proposed right of way, creating cross-access with northern property fronting Sunset Road per UDO Article 31.2, adding conditional notes, and updating CTR mitigations. 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	2 Dwelling Units	28	2	3	<i>Tax Record</i>
Entitlement with Current Zoning	Single Family (N1-A, 4.62 acres)	13 Dwelling Units	155	12	15	<i>General Guidance from Planning</i>
Proposed Zoning	Single Family Attached (N2-A, 4.62 acres)	114 Dwelling Units	818	54	64	<i>Site Plan: 01-11-24</i>
Proposed Zoning	Single Family Attached (N2-A, 4.62 acres)	118 Dwelling Units	849	56	67	<i>Site Plan: 04-15-24</i>

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. **Sunset Road:** Location of future back of curb and gutter to be moved 19' from centerline.~~

~~2+ Avenue, Shared Use Path per Charlotte Streets Map~~

~~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.

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.

See Table 3.3 Multimodal Assessment Mitigation Options in the Charlotte Streets Manual for guidance. 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>

04-24-24 Outstanding Comment: Ramps internal to the site are not applicable for CTR requirements. Additionally, points for SUP are provided based on total length (.5 points per 25 linear feet constructed). Please provide total length of proposed SUP to verify the total number of points earned. Reach out to Ty Parham at ty.parham@charlottenc.gov for additional requirements.

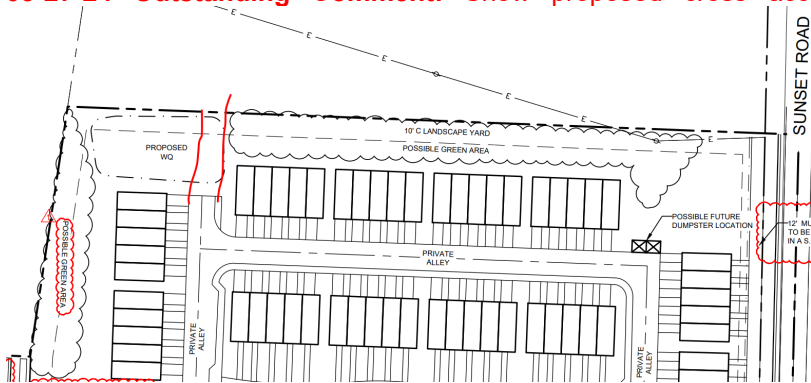
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SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY			
Proposed Trip Generation			
Land Uses	Density	Daily Trips/Peak Hour Trips	
1) Single Family Attached	Low	818 Trips	
		Total:	818 Trips
Multimodal Mitigation		Tier:	ONE
		Required Points:	3
List of Mitigations:			
1) 2 new ramps @ Sunset and Proposed Street 1/Sunset Village Drive (2 pts)			
2) Construction of MUP along Sunset Road (.5 pts)			
3) 2 new ramps @ Proposed Street 1 and Proposed Street 2 (2 pts)			
4)			
5)			
Transportation Demand Management Mitigation		Tier:	N/A
		Required Points:	
List of Mitigations:			
1)			
TIS Required (Yes/No): No			
CO Phasing (List CO phasing of CTR mitigations and/or TIS improvements if applicable): N/A			
1)			

3. ~~Site plan shows right of way but does not dimension. Update the site plan to label and dimension the right-of-way from the road centerline along Sunset Road.~~
4. ~~Revise site plan and conditional note(s) to commit to construct bicycle facilities by installing a 12' multi-use path along Sunset Road in accordance with the council-adopted Charlotte Streets Map. Multi use paths maintained by the City shall meet ADA/PROWAG requirements.~~
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 creating cross-access with the Northern Parcel fronting Sunset Road per Article 31.2 in the UDO.
03-27-24 Outstanding Comment: Show proposed cross access with the Northern Parcel.

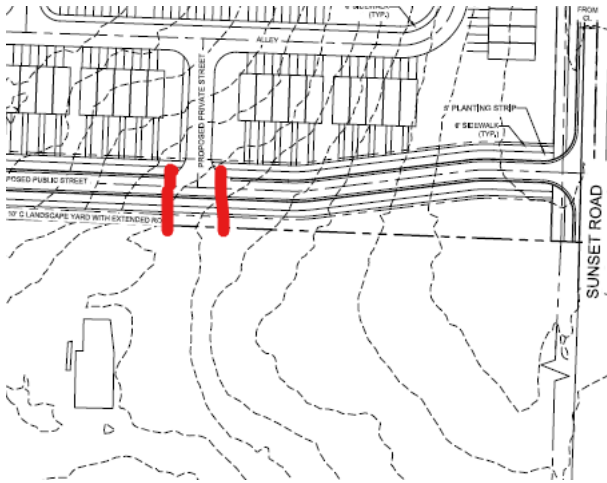


7. ~~Revise site plan and conditional note(s) to commit to creating a stub to the southern property line for future connectivity.~~

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8. ~~NCDOT REQUIREMENT: Revise site plan and conditional note(s) to commit to creating a left turn lane with 150 feet of storage on Sunset Road.~~
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. **Outstanding Comment 03-27-24:** 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.

Update conditional note 3.c to replace “Required roadway improvements” with “All transportation improvements” as sidewalk and other transportation infrastructure not related directly with the road will also need to be completed prior to the first CO.

11. ~~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 north western Mecklenburg area, by way of a private/public partnership effort or other public sector project support.”~~
12. ~~Due the site plan being in the ETJ: Revise site plan and conditional note(s) to construct 8-foot planting strips and multi-use paths on Sunset Road. The site plan shall label and dimension both items from the back of curb and gutter or edge of pavement. Add conditional note The entire facility must be outside of the right of way and within a public access easement. Add conditional note committing to construction and maintenance of the multi-use paths on Sunset Road.~~

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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>