

Rezoning Transportation Analysis

Petition Number: 2024-028

General Location Identifier: 09309310

From: Jake Carpenter, PE

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Reviewer:

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Revision Log:

Date	Description
03-27-24	First Review (ME)

General Review Information

The petition is along Plaza Road, a City-maintained arterial road, between the intersections of Matheson Avenue, a City-maintained collector road and Shamrock Drive a City-maintained arterial road. The petition is located in the east wedge inside of Route 4, the Eastside Strategy Area Plan and is in the neighborhood center place type of the 2040 policy map.

Active Projects Near the Site:

- Matheson Ave Street Conversion
 - Convert a section of Matheson Avenue from an existing 4-lane facility to a 3-lane facility from Pinckney Avenue to Hudson Street. Project will include: bicycle lanes, traffic signals, and ped/bike crossing enhancements.

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 along Plaza Road, a City-maintained arterial road, between the intersections of Matheson Avenue, a City-maintained collector road and Shamrock Drive a City-maintained arterial road. 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. Site plan and/or conditional note revisions are needed to commit to adding and revising conditional notes, revising site plan for streetscape requirements, installing curb ramps, and revising site access. 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	CG*, 0.80 acres	-	-	-	-	General Guidance from Planning
Proposed Zoning	Quick Lubrication Vehicle Shop (CG, 0.80 acres)	2,025 SF	141	12	18	Site Plan: 02-27-24

*Trip generation not provided for this zoning district.

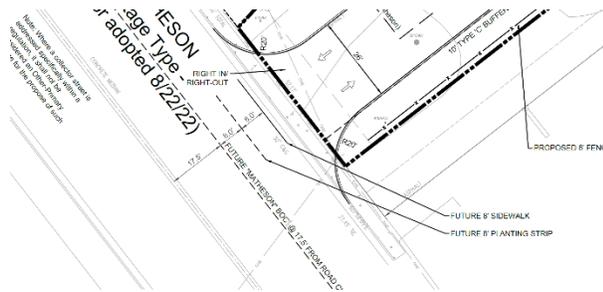
Petitioner to provide responses to the staff comments below as well as specify other changes to the site plan.

Outstanding Issues

Strikethrough = Resolved

1. Curblines:

- The Plaza:** Location of curb and gutter to be located 38 feet from roadway centerline. Curblines is not to be relocated. Future Back of curb location is to be labeled and dimensioned on site plan.
- Matheson Avenue:** Future back of curb locations is to be located at 39.5 feet from roadway centerline. Location of curb and gutter to not be relocated. Future Back of curb location is to be labeled and dimensioned on site plan. Revise site plan to show correct Future back of curb location.



- Shamrock Drive:** Location of curb and gutter to be located 27 feet from roadway centerline. Curblines is not to be relocated. Future Back of curb location is to be labeled and dimensioned on site plan.

NOTE: Additional distance from center line to back of curb may be required in locations where a median is present or around intersections and interchanges. To be coordinated with CDOT during permitting.

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

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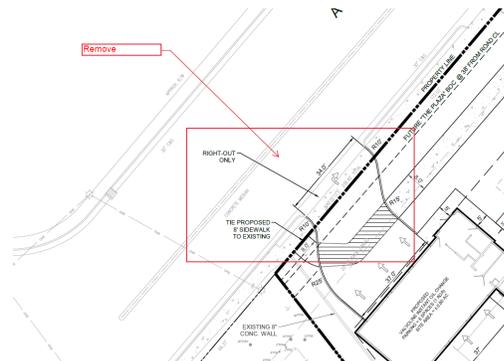
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2. Comprehensive Transportation Review (CTR):

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 54-foot right-of-way from the road centerline along The Plaza, 56-foot along Matheson Avenue and 43-foot along Shamrock Drive. The site plan shall label and dimension the right-of-way from the road centerline.
4. 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."
5. Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 8 foot sidewalk on The Plaza per Charlotte Streets Map. The site plan shall label and dimension both items from the roadway centerline. Planting strip and sidewalk shall be placed per future back of curb as identified in Charlotte Streets Map.
6. Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 8 foot sidewalk on Shamrock Drive per Charlotte Streets Map. The site plan shall label and dimension both items from the roadway centerline. Sidewalk and planting strip shall be placed per future back of curb as identified on Charlotte Streets Map.
7. Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 8 foot sidewalk on Matheson Avenue per CLDSM U-07B. The site plan shall label and dimension both items from the roadway centerline. Sidewalk and planting strip shall be placed per future back of curb as identified on Charlotte Streets Map.
8. Revise site plan and conditional note(s) to commit to construct ADA ramps per Charlotte Land Development Standards Manual at the corner of The Plaza and Shamrock Drive and the corner of The Plaza and Matheson Avenue in coordination with CDOT.
9. Revise site plan and conditional note(s) to commit to close curb cuts for existing driveways near the corner of The Plaza and Shamrock Drive per CLDSM standards.
10. Revise site plan and conditional note(s) to commit to removing the proposed access point to The Plaza based on priority order of access point(s) relative to Table 2.1 of the Charlotte Streets Manual.

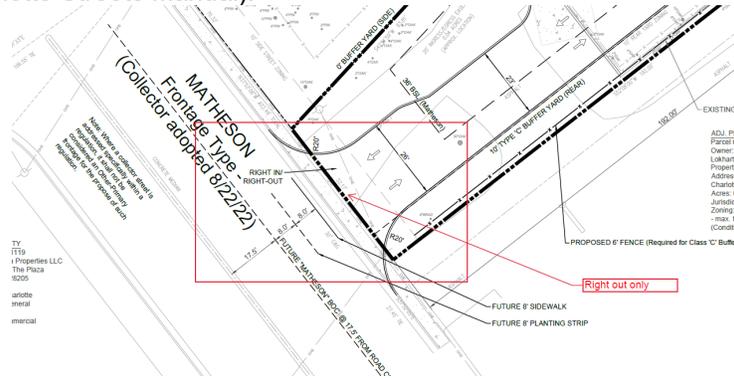


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11. Revise site plan and conditional note(s) to commit to restricting the access point along Matheson Avenue right out only due to the Matheson Avenue Street Conversion project creating a drop right turn and adjacent bicycle lane approaching the signal at The Plaza (in reference to Table 2.1 and section 2.2.C of the Charlotte Streets Manual).



12. 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.”
13. 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>