

# Rezoning Transportation Analysis

Petition Number: 2024-037

General Location Identifier: 07908801, 07908802, 07908805, 07908806, 07908816

**From:** Jake Carpenter, PE

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**Reviewer:**

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## Revision Log:

Date	Description
4-24-24	First Review (JT)
4-24-24	Second Review (TM)

## General Review Information

The petition is located at the intersection of Church Street, a City-maintained local street, and 28<sup>th</sup> Street, a City-maintained major collector. The petition is located in a north corridor inside of Route 4, within the North Tryon Area Plan.

## Active Projects Near the Site:

- CIP North Tryon Street Business Corridor
  - Project ID: PM51210039
  - Location Description: Dalton Avenue to 30th Street
  - Project Description: Provide a safer pedestrian environment by installing traffic calming features, crosswalks, sidewalks, planting strips, decorative lighting, bike lanes, and reducing the number/size of driveway openings.
  - Project Type: Road Construction
  - Project Phase: Complete
  - Anticipated Completion Date: Early 2021

PM: Tom Russell [trussell@charlottenc.gov](mailto:trussell@charlottenc.gov)

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*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.*

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*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.*

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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 Church Street, a City-maintained local street, and 28<sup>th</sup> Street, a City-maintained major collector. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. Site plan and/or conditional note revisions are needed to commit to labeling and dimensioning roadway curblines, labeling and dimensioning right-of-way, constructing streetscape in accordance with the UDO and Charlotte Streets Map, providing cross access between parcels and conditional note revisions. Further details are listed below.

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## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Warehousing Warehousing	13,400 SF 4,944 SF	110	Tax Record
Entitlement with Current Zoning	ML-2 (1.53 acres)	66,647 SF	145	General Guidance from Planning
Proposed Zoning	NC*, 1.53 acres	-	-	General Guidance from Planning

\*Trip generation not provided for this zoning district for conventional rezonings.

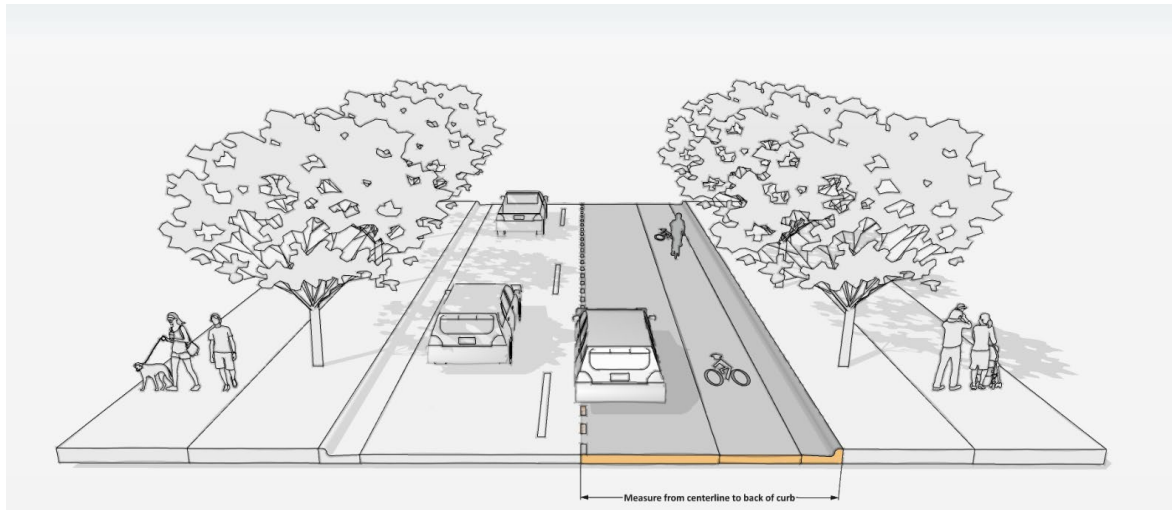
Petitioner to provide responses to the staff comments below as well as specify other changes to the site plan.

## Outstanding Issues

~~Strikethrough~~ = Resolved

### 1. Curblines:

- a. **Church Street:** The future location of curb and gutter is in its existing location.

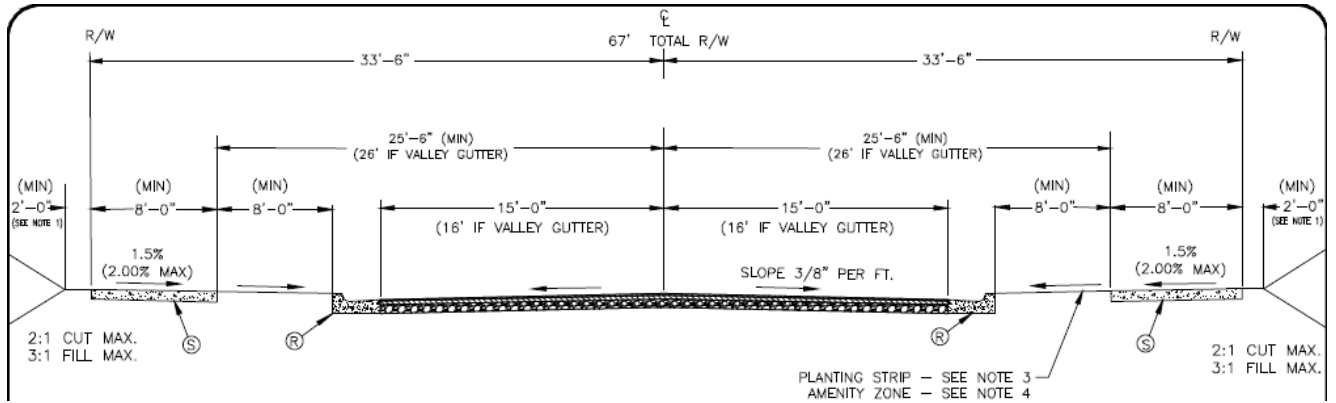


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- b. **W 28<sup>th</sup> Street:** Location of future curb and gutter is to be 17.5 feet from the roadway centerline per CLDSM U-07B.



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

## 2. Comprehensive Transportation Review (CTR):

A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition. If during the permitting process the site generates the designated number of trips outlined on Table 3.1 in the Charlotte Streets Manual, then a Comprehensive Transportation Review will be required.

3. Revise site plan and conditional note(s) to commit to dedicate 33.5-feet of right-of-way on W 28<sup>th</sup> Street from the 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 32-feet of right-of-way on N Church Street from the road centerline (or Back of Sidewalk). The site plan shall label and dimension the right-of-way from the road centerline.
5. Revise site plan and conditional note(s) to commit to constructing an 8-foot sidewalk and an 8-foot planting strip along all W 28<sup>th</sup> street frontages.
6. Revise site plan and conditional note(s) to commit to upgrading the Church Street streetscape to an 8-foot planting strip and an 8-foot sidewalk. Per UDO table 33-4 and UDO 32.7.D.B.
7. Revise site plan and conditional notes to commit to upgrading the curb ramps at the intersection of W 28<sup>th</sup> street and N Church street to meet CLDSM standard.
8. Revise site plan and conditional note(s) to commit to providing a cross-access to adjacent parcel per UDO 31.2
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. Revise site plan and conditional notes by remove note C under transportation conditional notes.
  - ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
  - C. THE EXISTING CURB SHALL REMAIN ON BOTH N. CHURCH STREET AND W. 28<sup>TH</sup> STREET.
  - D. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT SHALL BE OBTAINED FOR THE INSTALLATI

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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's Driveway Regulations.
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 comply with City Driveway Regulations and the City Tree Ordinance.
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>