

# Rezoning Transportation Analysis

Petition Number: 2024-042

General Location Identifier: 04321314

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**Revision Log:**

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

## General Review Information

The petition is located adjacent to Hubbard Road, a City-maintained major collector, west of Reeves Street, a City-maintained local street. The petition is located in a northeast wedge outside of Route 4.

Active Projects Near the Site:

- N/A

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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.*

*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 adjacent to Hubbard Road, a City-maintained major collector, west of Reeves Street, a City-maintained local street. 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 meeting roadway geometry standards and meeting ordinance standards in accordance with the UDO and conditional notes. 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 Detached	1 Dwelling Unit	15	1	1	Tax Record
Entitlement with Current Zoning	Single Family (N1-A, 4.92 acres)	14 Dwelling Units	165	12	16	General Guidance from Planning
Proposed Zoning	Single Family Attached (N2-B, 4.92 acres)	33 Dwelling Units	201	11	16	Site Plan: 02-26-24

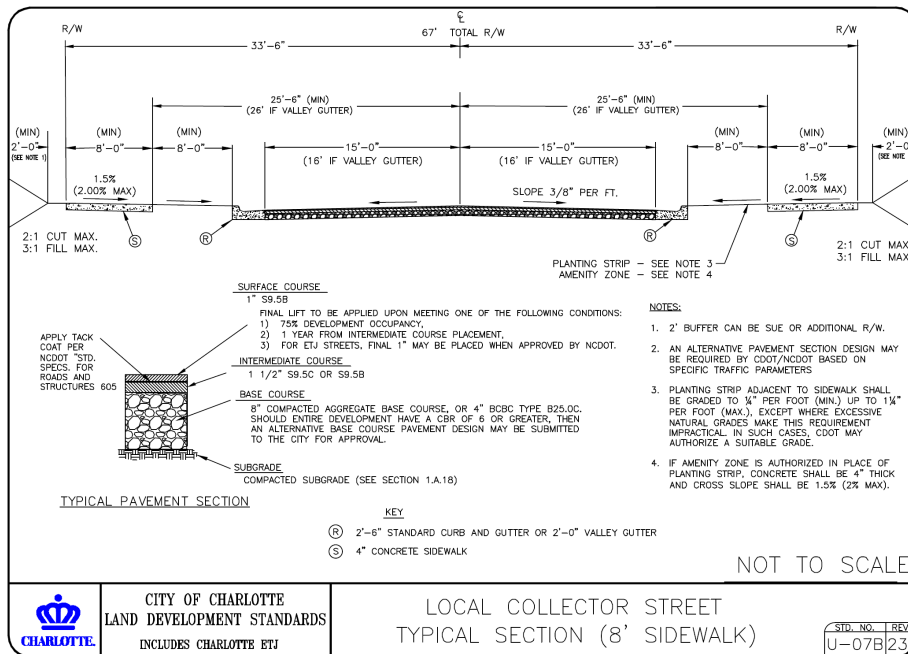
Petitioner to provide responses to the staff comments below as well as specify other changes to the site plan.

## Outstanding Issues

**Strikethrough = Resolved**

### 1. Curblines:

- a. **Hubbard Road:** Location of future back of curb and gutter to follow CLDSM U-07B with a back of curb location at 17.5-feet from roadway centerline.



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

# Rezoning Transportation Analysis

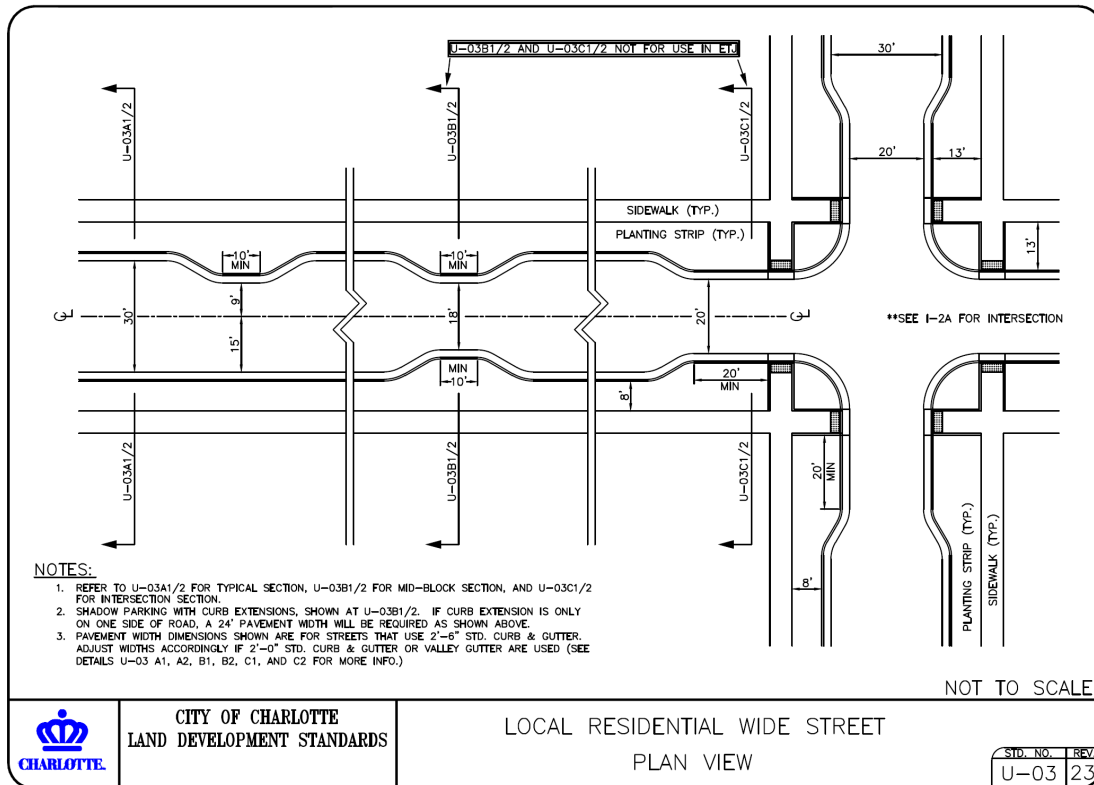
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## 2. Comprehensive Transportation Review (CTR):

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 a minimum of 33.5-feet of right-of-way from the road centerline of Hubbard Road. 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 a minimum of 33.5-feet of right-of-way from the road centerline of all internal proposed public roadways. 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 internal public roadways to CLDSM U-03 roadway cross section per UDO chapter 33 table 33-2 requirements. ([Microsoft Word - CLDSM Cover.doc \(charlottenc.gov\)](#))



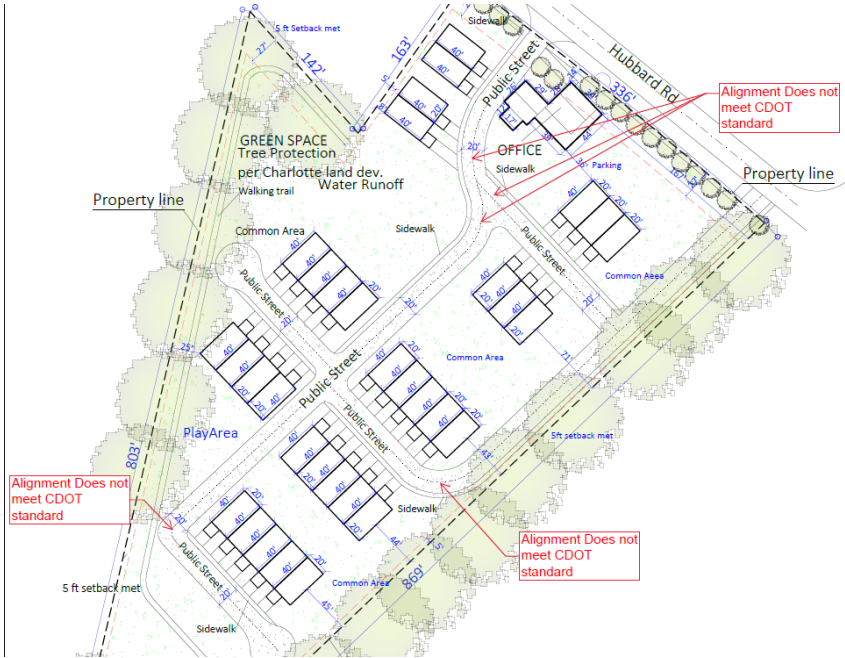
6. Revise site plan and conditional note(s) to commit to constructing an 8-foot planting strip and 8-foot sidewalk on all public roadway frontages per UDO chapter 33 table 33-4 requirements.

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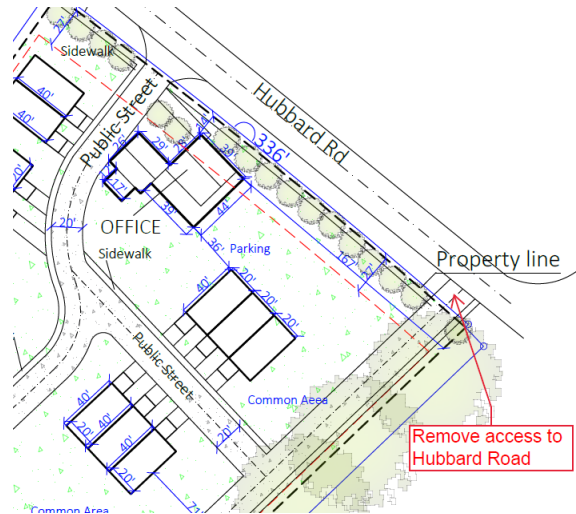
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- Revise site plan and conditional note(s) to commit to constructing all roadways per CDOT standards. All vertical and horizontal alignments must be adhered too. Site plan shall show, label and dimension each roadway on site plan. Label each roadway with the CLDSM standard used.



- Revise site plan and conditional notes to remove the southernmost site access to Hubbard Road due to Access restriction requirements per Charlotte Streets Manual and not meeting intersection spacing requirements.

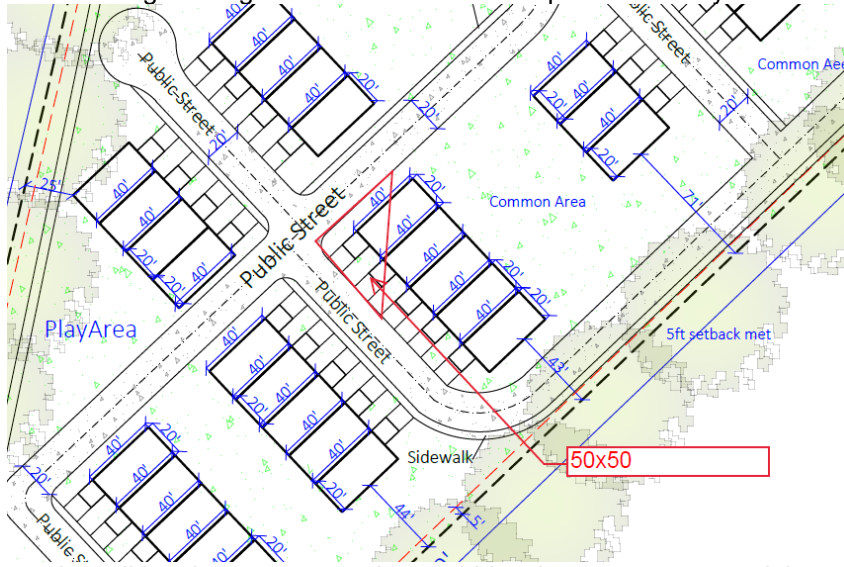


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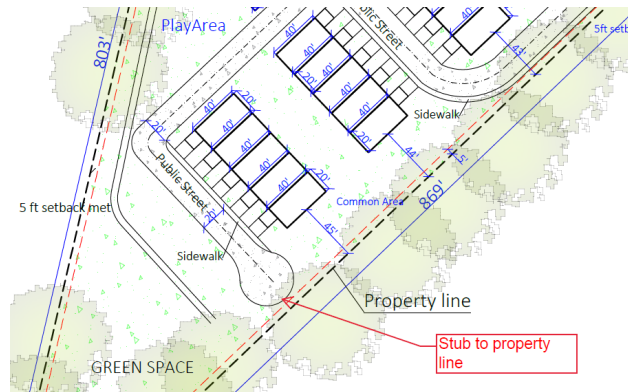
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9. Revise site plan to show sight triangles at the corner of each public roadway intersections.



10. Revise site plan and conditional notes to commit to stubbing the western most cul de sac to the property line.



11. Coordination is required with Subdivision to coordinate Network required roadways vs private roads within the site. Please reach out to CDOT and Subdivision for coordination. Further comments may be required as a result of site plan changes.

12. 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."

13. 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."

14. Add a conditional note specifying "All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued."

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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>