

Rezoning Transportation Analysis

Petition Number: 2022-114

General Location Identifier: 02917127

From: Jake Carpenter, PE

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Reviewer:

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Revision Log:

Date	Description
12-28-22	First Review (TM)
03-23-23	Second Review (TM)

General Review Information

The petition is located on the east side of Ridge Road, a State-maintained major throughfare south of Odell School Road, a State-maintained local street. The petition is located in a northeast corridor outside of Route 4, and within the I-485 Interchange Analysis Study.

Active Projects Near the Site:

- Mallard Creek Rd/Derita Rd (I-485 to Concord Mills Blvd)
 - o TIP #U-6032
 - o Widening project, ROW 2022, Construction 2025
- Mallard Creek Rd – (Mallard Creek Church Rd to Breezewood Dr)
 - o TIP #U-6028
 - o Widening project, ROW 2025, Construction 2027

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 petition is located on the east side of Ridge Road, a State-maintained major throughfare south of Odell School Road, a State-maintained local street. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2500 daily trips. CDOT has coordinated with the petitioner to provide an internal public street along with streetscape. All outstanding CDOT comments have been addressed.

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Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	-	-	<i>Tax Record</i>
Entitlement with Current Zoning	Single Family (R-3, 4.18 acres)	12 Dwelling Units	145	<i>General Guidance from Planning</i>
Proposed Zoning	Multifamily (Low-Rise) (R-8MF, 4.18 acres)	26 Dwelling Units	245	Site Plan: 06-15-22
Proposed Zoning	Multifamily (Low-Rise) (R-8MF, 4.18 acres)	33 Dwelling Units	290	Site Plan: 03-03-23

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

Outstanding Issues

Strikethrough = Resolved

1. ~~Curbline:~~

- a. ~~**Ridge Road:** Future back of curb and gutter to be located 30 feet from roadway centerline to accommodate the Charlotte Streets Map with a roadway typical section of CLDSM 11.09 Major Thoroughfare.~~

~~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.~~

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

2. ~~Traffic Study:~~

~~A Traffic Impact Study (TIS) is not required for the complete review of this petition due to the site generating less than 2,500 daily trips and/or not triggering any other City TIS requirements.~~

3. ~~Revise site plan and conditional note(s) to commit to dedicate 50 right-of-way 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 constructing the proposed private road as a public roadway meeting CLDSM U-02 to be dedicated from Ridge Road to the internal site connection. Right-of-way should be dedicated to the property line along this public roadway to provide future access to adjacent parcels.~~

5. ~~Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 6-foot sidewalk on all internal public roads per Chapter 19. The site plan shall label and dimension both items from the back of curb and gutter or edge of pavement.~~

6. ~~Revise site plan and conditional note(s) to commit to construct bicycle facilities by locating the curb and gutter 30' from the center line/installing a 12' multi-use path 8' behind the back of curb to meet the Council-adopted Charlotte BIKES Policy. Multi-use path shall meet ADA/PROWAG requirements.~~

7. ~~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~~

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~~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."~~

- ~~8. Revise site plan and conditional note(s) to commit to constructing standard 2-foot 6-inch curb and gutter across the entire frontage of the site.~~
- ~~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. 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 explicitly described in site plan notes."~~
- ~~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-eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support."~~

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 35' x 35' 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>