

Rezoning Transportation Analysis

Petition Number: 2023-068

General Location Identifier: 20523103

From: Jake Carpenter, PE

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Reviewer:

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Revision Log:

Date	Description
8-24-23	First Review (JP)

General Review Information

The petition is located at the intersection of Arrowood Road, a City-maintained minor arterial, and Old Pineville Road, a City-maintained minor arterial. The petition is located in a south corridor outside of Route 4, within the Arrowood Transit Station Area Plan.

Active Projects Near the Site:

- N/A

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 at the intersection of Arrowood Road, a City-maintained minor arterial, and Old Pineville Road, a City-maintained minor arterial. A Comprehensive Transportation Review (CTR) is required for this site due to the site falling within the medium to high intensity development. Based on the 189 AM peak hour trips (subject to 30% reduction per CDOT Streets Manual), this will trigger Tier 2 multimodal and Transportation Demand Management (TDM) assessments. Site plan and/or conditional note revisions are needed to commit relocating the curb and gutter on Arrowood Road; showing the full cross-section of Arrowood Road and Old Pineville Road on the site plan; installing a buffered bike lane on Arrowood Road; dimensioning the right-of-way, back of curb, and the future back of curb from the centerline; clarify the land use and density; and fixing the erosion issues at the corner of the site. 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	General Office Building	115,000 SF	1,310	189	186	<i>Tax Record</i>
Entitlement with Current Zoning	TOD-CC, 8.21 acres	Too many uses to determine	N/A	N/A	N/A	<i>General Guidance from Planning</i>
Proposed Zoning	General Office (TOD-TR, 8.21 acres)	115,000 SF	1,310*	189*	186*	<i>Site Plan: 3/31/2023</i>

*Trips subject to 30% reduction based on zoning per CTR in CDOT Streets Manual.

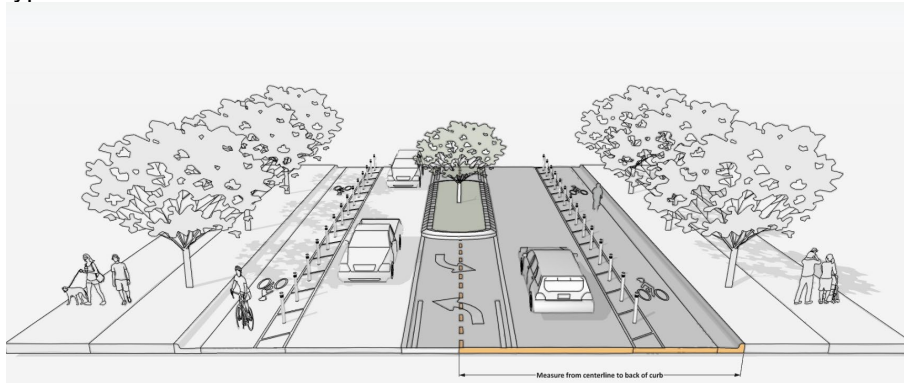
Petitioner to provide responses to the staff comments below as well as specify other changes to the site plan.

Outstanding Issues

Strikethrough = Resolved

1. Curblines:

- a. **Arrowood Road:** Location of future curb and gutter to be moved to 27 feet from roadway centerline to the back of curb to accommodate the Charlotte Streets Map with a roadway typical section of a 2+ Avenue with buffered bike lanes.



- b. **Old Pineville Road:** The future location of curb and gutter is in its existing location.

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

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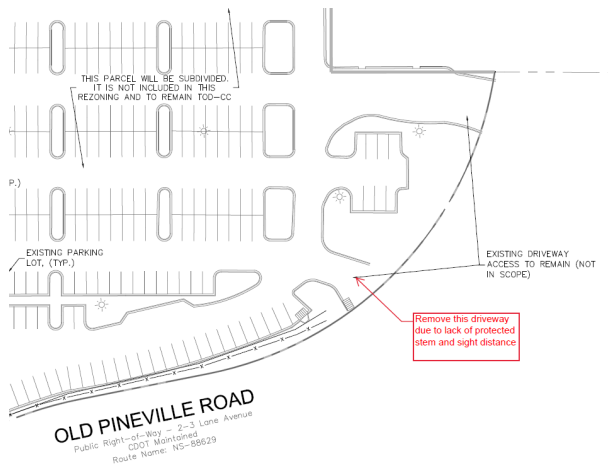
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2. Comprehensive Transportation Review (CTR):

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.

The petition's zoning falls within the medium to high intensity development which based on the 189 AM peak hour trips (subject to 30% reduction per CTR guidelines in CDOT Streets Manual) will trigger Tier 2 (9 mitigation points) for multimodal assessment and Tier 2 (4 mitigation points) for transportation demand management 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 2 (9 mitigation points) for multimodal assessment. Petitioner shall also provide transportation demand management strategies to meet Tier 2 (4 mitigation points) to reduce vehicle trips and encourage alternative modes of transportation.

3. 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."
4. Revise site plan to show the entire cross-section of Arrowood Road and Old Pineville Road along the site's frontage. Dimension the right-of-way, back of curb, and future back of curb from the centerline of each public street.
5. Revise site plan to clarify land use and density.
6. Revise site plan and conditional note(s) to commit to removing the southern driveway on Old Pineville Road.



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7. Revise site plan and conditional note(s) to commit to fixing the erosion issues at the corner of the site at Old Pineville Road and Arrowood Road.



8. 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.”
9. 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.”

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>