

# Rezoning Transportation Analysis

Petition Number: 2019-033

General Location Identifier: 05319305

**From:** Felix Obregon, PE  
[fobregon@charlottenc.gov](mailto:fobregon@charlottenc.gov)  
704-432-5729

**Reviewer:** Rick Grochoske, PE  
[rgrochoske@charlottenc.gov](mailto:rgrochoske@charlottenc.gov)  
704-432-1556

## Revision Log:

Date	Description
04-21-2019	First Review

## General Review Information

The site is on Cedarvale Road (local) and is located in a corridor outside Route 4 and in Charlotte's ETJ. The site is within the limits of the Catawba Area Plan.

---

*CDOT's review of this rezoning petition is intended to ensure consistency with the Transportation Action Plan (TAP) which seeks 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

To be provided prior to public hearing.

## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	NA	0	Tax Record
Entitlement with Current Zoning	Mobile Home Park (9.89 ac of R-MH)	59 dwellings	300	Guidance from Planning
Proposed Zoning	Warehouse	40,000 sf	110	Site Plan: 02-12-19

## Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

1. **Curbline:** The proposed zoning district has a setback measured from back of the existing or proposed future right-of-way line.

**Cedarvale Road:** The location of Cedarvale Rd.'s future back of curb is 15' as measured from the road's existing centerline. The petitioner needs to revise the site plan to show and dimension the curb and gutter from the road centerline. The petitioner should revise the site plan and conditional note(s) to specifically state the petitioner will implement 2.5' curb/gutter, an 8' planting strip, a 5' sidewalk as required by Chapter 19<sup>th</sup>.

**Devonwood Lane:** The location of Devonwood Rd.'s future back of curb is 13.0' as measured from the road's existing centerline. The petitioner needs to revise the site plan to show and dimension the

# Rezoning Transportation Analysis

Petition Number: 2019-033

General Location Identifier: 05319305

curb and gutter from the road centerline. The petitioner should revise the site plan and conditional note(s) to specifically state the petitioner will implement 2.5' curb/gutter, an 8' planting strip, a 5' sidewalk as required by Chapter 19<sup>th</sup> along the site's Devonwood Lane frontage.

- ~~2. **Traffic Study:** A Traffic Impact Study is not necessary for the complete review of this petition.~~
3. The petitioner should revise the site plan and conditional note(s) to dedicate in fee simple 36' right-of-way along the site's Cedarvale Rd. frontage as measured from the road's existing centerline.
4. The petitioner should revise the site plan and conditional note(s) to dedicate in fee simple 28' right-of-way along the site's Devonwood Lane frontage as measured from the road's existing centerline.
5. The petitioner should revise the site plan and conditional note(s) to provide an eastbound Performance Dr. 150' left turn storage lane with an appropriate bay taper at Cedarvale Rd.
6. The petitioner should revise the site plan to connect to an existing sidewalk adjacent to parcel no. 05313111 along the site's Cedarvale Rd. frontage per Chapter 19 requirements
7. The petitioner should revise the site plan to add a note specifying dedication and fee simple conveyance of all rights of way to the City before the site's first building certificate of occupancy is issued. CDOT requests right of way set at 2' behind back of sidewalk where feasible.
8. The petitioner should revise the site plan to add a 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. We recommend that the petitioner reflect these on the rezoning plan as-appropriate.

1. According to the City of Charlotte's Driveway Regulations, 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.
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 North Carolina Department of Transportation on NCDOT maintained streets) are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance(s). Such items should 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 the North Carolina Department of Transportation 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 to be 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. 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 the construction/installation of the non-standard item(s). Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.