

# Rezoning Transportation Analysis

Petition Number: 2019-174

General Location Identifier: 18313210

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## Revision Log:

Date	Description
01-14-2020	First Review-MTH
02-17-2020	Second Review

## General Review Information

The site is on Coltsgate Road (local, city maintained) and is in a center outside Route 4.

### Active Projects Near the Site:

- SouthPark Comprehensive Neighborhood Improvement Program (CNIP)
  - Enhanced Crosswalks:
    - This project will include crosswalk enhancements at high traffic intersections. The project includes new wheelchair ramps, plaza pedestrian refuge space, and custom crosswalk striping unique to the SouthPark area. Construction is expected to start in February 2020 and be complete the following May.
  - SouthPark Loop
    - This project will lay out the vision for a three-mile bicycle and pedestrian path that will connect key destinations in the SouthPark activity center. The loop will feature public art, wayfinding, landscaping and plaza areas.

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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 on a local road in the SouthPark area near a high congested intersection of Sharon Road and Fairview. In order to assess the traffic impacts by this development, the petitioner should perform a traffic impact study. The petitioner should revise the site plan to meet the ordinance requirements and the outstanding items listed below.

## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
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Existing Use	Office	19,040 sf	210	Tax Record
Entitlement with Current Zoning	Office	45,320 sf	490	RZ 1991-010
Proposed Zoning	Office Retail	87,000 sf 8,500 sf	2,050	Site Plan: 11-11-19
	Office Retail	92,500 sf 3,500 sf	1,600	Site Plan: 02-10-20

**Please provide responses to our comments as part of your resubmittal.**

**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 curbline.

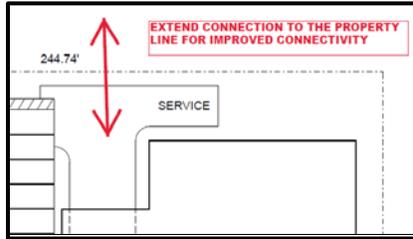
a. **Colsgate Road:** The future location of curb and gutter is in its existing location.

The site plan should show the curb and gutter labeled and dimensioned from the centerline for each road.

**Technical Correction based on site plan 02/10/2020:** Petitioner is showing dimension from C/L to what appears to be edge of pavement, please updated to dimension existing back of curb.

2. **Traffic Study** A Traffic Impact Study is necessary for the complete review of this petition because it is near several high contested intersections in the SouthPark area.

~~3. The petitioner should revise the site plan to add a note specifying the extension of the driveway isle to the property line to setup a future grid network for improved future vehicular and pedestrian connectivity in SouthPark due to proximity of several congested intersections in the area.~~



~~4. 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.~~

~~5. 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.~~

~~6. The petitioner should revise the site plan and conditional note(s) to show a dimensioned onsite loading area that can accommodate trash pickup and delivery services.~~

**Advisory Information**

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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.