

Rezoning Transportation Analysis

Petition Number: 2020-009

General Location Identifier: 22312109

From: Felix Obregon, PE
fobregon@charlottenc.gov
704-432-5729

Reviewer: Eric Lemieux, PE
eric.lemieux@charlottenc.gov
704-336-2683

Revision Log:

Date	Description
02-21-20	First Review
04-20-20	Second Review

General Review Information

The site is on Johnston Road (major thoroughfare, state maintained) and is in a wedge outside Route 4.

Active Projects Near the Site:

- US 521 (Lancaster Highway / Johnston Road) STIP U-6109
 - This project will consist of a multi-lane widening from Ballantyne Commons Parkway to South Carolina State Line.
 - Construction: TBD, anticipated 2026-2028

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

The site is located along Johnston Road of US 521 and is not requesting additional access to public right-of-way. The petitioner has committed to dedicate additional right of way to NCDOT for the future US 521 (Lancaster Highway / Johnson Road) STIP U-6109 widening project.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	NA	0	Tax Record
Entitlement with Current Zoning	Single Family (2.54 ac of MX-1)	7 dwellings	70	RZ 1994-023(C)
Proposed Zoning	Tennis Courts	6 courts	180	Site Plan: 12-19-19

Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

Rezoning Transportation Analysis

Petition Number: 2020-009

General Location Identifier: 22312109

- ~~1. **Traffic Study** A Traffic Impact Study is not necessary for the complete review of this petition. If the during the permitting process the site generates more than 2500 daily trips, then a traffic study will be required.~~
- ~~2. The petitioner should revise the site plan and conditional note of Section (Streetscape & Landscaping.5.) to commit to dedicate right-of-way and/or temporary construction easements for the U-6109 STIP, in-lieu of constructing a 6-foot sidewalk on US 521. Please include a dimension from the existing US 521 centerline to the right-of-way boundary. For the US 521 project, please provide a dimension and dedicate 72.5-foot of right-of-way from centerline.~~
- ~~3. The petitioner should revise the site plan and conditional note(s) 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.~~
4. **Resolved** Sample format for comment that is resolved

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.