

# Rezoning Transportation Analysis

Petition Number: 2020-053

General Location Identifier: Tax ID 21705127

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

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

## Revision Log:

Date	Description
04-21-20	First Review
5/15/20	Second Review (MM)

## General Review Information

The site is on Youngblood Road (minor thoroughfare, state maintained) and is in a wedge outside Route 4. The site is also located within the extraterritorial jurisdiction (ETJ). The applicable plan is the Steele Creek Area Plan.

## Active Projects Near the Site:

- There are no active projects within the immediate vicinity.

---

*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 on a minor thoroughfare road. The site plan commits to the required 6-foot sidewalk and right-of-way along Youngblood Road.

## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Pet Center	1,900 SF	No data	Tax Record
Entitlement with Current Zoning	Pet Center	2,000 SF	No data	RZ 2013-093
Proposed Zoning	Pet Center	6,000 SF	No data	Site Plan: 05-11-20

Please provided responses to our comments.

# Rezoning Transportation Analysis

Petition Number: 2020-053

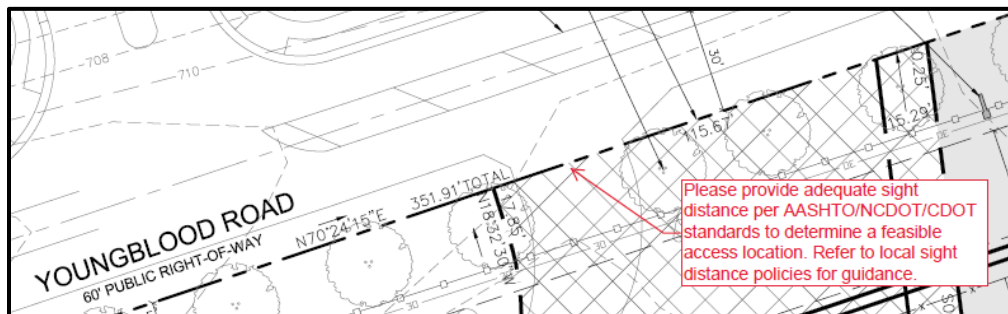
General Location Identifier: Tax ID 21705127

## 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. **Youngblood Road:** The future location of curb and gutter is 27 feet from existing road centerline. In lieu of constructing the curb and gutter, per Chapter 19 of the City Code and Charlotte BIKES, as applicable, CDOT recommends that the petitioner dedicates right-of-way in lieu of constructing curb and gutter.

If provided, the site plan should show the curb and gutter labeled and dimensioned from the centerline for each road.
2. ~~**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~~
3. ~~The petitioner should revise the site plan and conditional note(s) to commit to dedicate 43 feet of right-of-way from the road centerline. The site plan should label and dimension the right-of-way from the road centerline. 43 feet is required, per Chapter 9 of the Zoning Ordinance, to be dedicated from road centerline to accommodate future bike facilities, per Charlotte BIKES.~~
4. ~~The petitioner should revise the site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 6-foot sidewalk along Youngblood Road, per the Steele Creek Area Plan and Chapter 9 of the Zoning Ordinance. The site plan should label and dimension both items from the back of future curb and gutter and road centerline.~~
5. ~~The petitioner should revise the site plan and conditional note(s) to confirm that the proposed access provides enough intersection sight distance. If intersection sight distance cannot be provided, the access location should be relocated, to address a vertical curve sight distance issue.~~



# Rezoning Transportation Analysis

Petition Number: 2020-053

General Location Identifier: Tax ID 21705127



- ~~6. The petitioner should revise the site plan and conditional note(s) to provide an on-site location for trash receptacles/pick-up. Please refer to Chapter 9 of the Zoning Ordinance for additional requirements.~~
- ~~7. The petitioner should revise the site plan and conditional note (Section 3.d.) to provide internal sidewalk from the public right-of-way to the to the proposed use, per the Zoning Ordinance.~~
- ~~8. 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.~~
- ~~9. 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.~~
10. **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.

# Rezoning Transportation Analysis

**Petition Number: 2020-053**

*General Location Identifier: Tax ID 21705127*

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.