

Rezoning Transportation Analysis

Petition Number: 2020-075

General Location Identifier: Tax ID 02972112

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Revision Log:

Date	Description
07-23-2020	First Review
08-25-2020	Second Review

General Review Information

This site is on Ridge Road (major thoroughfare, city maintained), located in a wedge outside Route 4. This site is within the limits of the Prosperity Hucks Area Plan.

Active Projects Near the Site:

- Project Name
 - There are no active projects within the immediate area

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 major thoroughfare road. The petitioner has committed to provide a left-turn lane into the site on Ridge Road, in addition to incorporating the streetscape improvements that are recommended within the Prosperity Hucks Area Plan. CDOT and the petitioner are continuing to coordinate roadway widening and curb placement with the recently approved by-right subdivision project: **SDRMFR-2019-00041 - Redwood Ridge Road**.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	NA	0	Tax Record
Entitlement with	Single Family	58 dwellings	630	General Guidance

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Current Zoning	(19.6 acres of R-3)			from Planning
Proposed Zoning	Townhomes	139 dwellings	1,010	Site Plan: 08-17-20

Please provide responses to our comments.

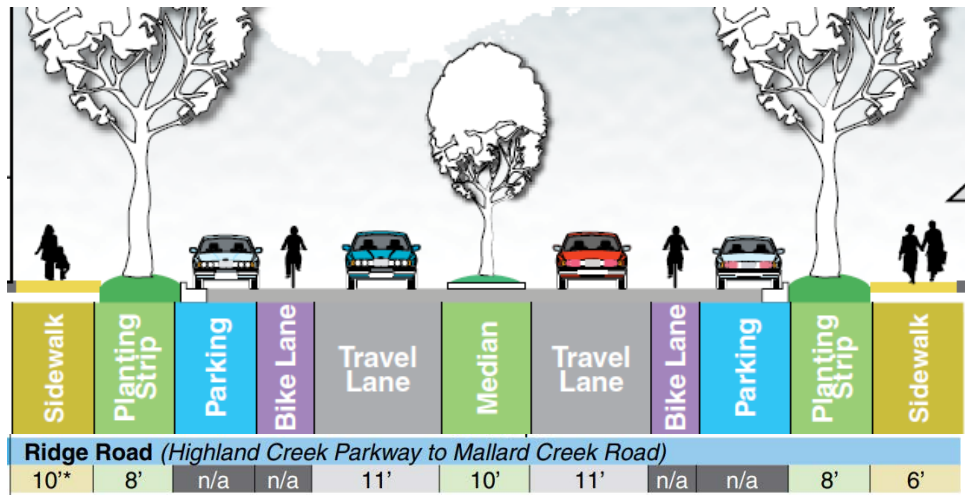
Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

1. ~~Outstanding~~ Curbline

Ridge Road: The future location of curb and gutter should be reflected to match the Prosperity Hucks Area Plan cross section, as shown below. Pavement widening should occur asymmetrically to the south of the proposed petitioner's site, since the parcel across Ridge Road to the north is a mitigation site for I-485 construction and is protected by a conservation easement. Please refer to **SDRMFR-2019-00041 - Redwood Ridge Road** to tie-in the proposed streetscape into the approved Redwood Ridge Road subdivision plans.

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 due to the site generation more than 2500 daily trips. If during the permitting process the site generates more than 2500 daily trips, then a traffic study will be required.~~
- ~~3. In accordance with the CRTPO Comprehensive Transportation Plan (CTP), the petitioner should revise the site plan and conditional note(s) to commit to dedicate a minimum of 50 feet of right-of-way from the Ridge Road centerline for a major thoroughfare. The site plan should label and dimension the right-of-way from the road centerline. CDOT requests right of way set at a minimum of 2' behind back of sidewalk.~~
- ~~4. The petitioner should revise the site plan and conditional note(s) to commit to construct a 10-foot sidewalk in accordance with the Ridge Road cross section, as included within the Prosperity Hucks Area Plan. The site plan should label and dimension both items from the back of curb and gutter and road centerline.~~

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- ~~5. The petitioner should revise the site plan and conditional note(s) to commit to provide a 3-lane driveway section at proposed Access A, to provide one thru lane (ingress) and a right and left turn lane (egress).~~
- ~~6. The petitioner should revise the site plan and conditional note(s) to provide a left turn lane, with the appropriate storage and bay taper, on Ridge Road entering the proposed Access A into the site.~~
- ~~7. 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.~~
8. **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.