

Rezoning Transportation Analysis

Petition Number: 2020-111

General Location Identifier: 14117104.

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Revision Log:

| Date | Description |
|------------|--------------------|
| 09-10-20 | First Review (KP) |
| 10-19-2020 | Second Review (KP) |

General Review Information

This site is located outside of Route 4 on Dixie River Road, a state-maintained major thoroughfare, near Shopton Road. Additionally, this project is located within a wedge outside of Route 4, within the limits of the Dixie Berry Hill Strategic Area Plan.

Active Projects Near the Site:

- SDRMFR-2019-00052 - Shopton Road Apartments
 - This multi-family land development project was recently approved within the land development permitting process and under Rezoning Petition 2018-028. The roadway improvements consisted of a directional left-turn crossover into the proposed Shopton Road access, as well as intersection improvements at Shopton Road and Dixie River Road.
- SDRMFR-2018-00016 – Berewick Senior Apartments
 - This multi-family land development project was recently approved within the land development permitting process and under Rezoning Petition 2009-037. The roadway improvements included providing an eastbound left-turn lane into the proposed access on Dixie River Road.

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 Dixie River Road, a state-maintained major thoroughfare, near the Shopton Road intersection. The site plan and conditional notes need major revisions including curblin, accurate right-of-way dedication, planting strip and sidewalk as per City Ordinances. Coordinate with Berewick Senior Apartments located immediately west of this subject property, regarding access and use of the development's driveway. In-line with the city's WALKS and BIKES policies, the petitioner will construct a 5-foot bike lane and 3-foot sidewalk as well as an 8-foot planting strip and 6-foot sidewalk along the site's Dixie River Road frontage. Outstanding items include labeling and dimensioning the sidewalk, 5-foot bike lane, and 3-foot buffer, along with committing to the removal of the existing, obsolete asphalt near the

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southeast corner of the property. Lastly, some clarification language associated with the drop-off and pick-up processes, right-of-way dedication, and an access easement needs to be included in the conditional notes.

Trip Generation

| Scenario | Land Use | Intensity | Trip Generation (vehicle trips/day) | Source |
|---------------------------------|---------------------------------|-----------|-------------------------------------|--------------------------------|
| Existing Use | Vacant | - | - | - |
| Entitlement with Current Zoning | Apartments (R-17MF, 1.61 Acres) | 27 Units | 145 | General Guidance from Planning |
| Proposed Zoning | Day Care Center | 6,237 SF | 300 | Site Plan: 10-12-20 |

Please provide responses to our comments.

Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

1. ~~Curb line:~~

- a. ~~Dixie River Road:~~ Update location of curb and gutter 38-feet from center line to back of curb.

Label and dimension curb and gutter from the center line for each road.

2. ~~Traffic Study~~ A Traffic Impact Study is not necessary for the complete review of this petition. If during the permitting process the site generates more than 2,500 daily trips, then a traffic study will be required.

3. ~~Commit to dedicate 52 feet of right of way from the Dixie River Road centerline, labeled and dimensioned from the road centerline, on the site plan and conditional note(s).~~

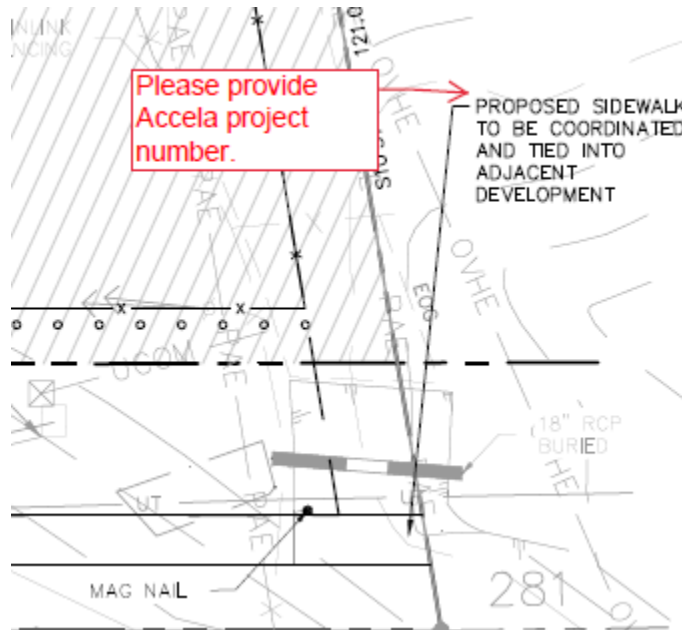
4. Commit to construct an 8-foot planting strip, and 6-foot sidewalk on Dixie River Road and connect to the sidewalk constructed as a part of the Berewick Senior Apartments development, as required by City Ordinance. This should be shown on the site plan, labeled and dimensioned from the back of curb and gutter, as well as noted in the conditional notes.

- a. **New Comment from 10-12-2020 Site Plan:** Please include Accela project numbers for the Shopton Road Apartments.

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5. The petitioner should revise the site plan and conditional note(s) commit to construction of a 5-foot bike lane with a 3-foot buffer along Dixie River Road, labeled and dimensioned from the road centerline.
6. Commit to the removal of the existing obsolete driveway(s) in and near the southeast corner of the property. **Update to Comment from 10-12-2020 Site Plan: Please include in the conditional notes.**



7. Site plan needs to show the vehicular movement for daycare pick-up and drop-off to clarify how this process will occur.
8. Add the following conditional note: For street and pedestrian lighting recommendation, coordinate with Anthony Mendez, CDOT. Please visit the following link: <https://charlottenc.gov/Transportation/Programs/Pages/StreetLighting.aspx>
9. Add a note specifying dedication and fee simple conveyance of all rights of way to NCDOT 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.
10. Add a note specifying a recorded cross access easement with the shared access drive for the Berewick Senior Apartments.

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- ~~11. 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.~~
- ~~12. 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. The setback for this district is measured from the back of the existing or future curb line as determined by CDOT and Planning during the permitting process.
2. 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.
3. 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.
4. 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.
5. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
6. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
7. 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.