

# Rezoning Transportation Analysis

Petition Number: 2020-119

General Location Identifier: 14125109, 14125110

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## Revision Log:

Date	Description
09-11-2020	First Review (KP)

## General Review Information

This site is located outside Route 4 off Shopton Road, a state-maintained minor thoroughfare. Additionally, this site is located within the Industrial Activity Center and inside the limits of the Westside Strategy Plan Study Area and was included in the I-485 Interchange Analysis.

Active Projects Near the Site:

- N/A

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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 Shopton Road, a minor thoroughfare. The site plan and conditional note(s) need to be revised to reflect ordinance requirements, such as curblin and planting strip and sidewalk. Additional revisions are to dedicate the right-of-way and have all transportation improvements completed before the first buildings certificate of occupancy being released. CDOT requests a 5-foot bike lane and 3-foot buffer along Shopton Rd.

## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	1 Unit	9	Tax Record
Entitlement with Current Zoning	Single Family (R-3, 9.78 Acres)	29 Units	335	General Guidance from Planning
Proposed Zoning	Warehouse	97,800 SF	200	General Guidance

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	(I-1, 9.78 Acres)			from Planning
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Please provide responses to our comments.

## Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

1. **Curb Line** - Shopton Road: The future location of curb and gutter is located 27-feet from the centerline to back of curb.

The site plan needs 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 during the permitting process the site generates more than 2,500 daily trips, then a traffic study will be required.
3. Commit to dedicate 43-feet of right-of-way from the Shopton Road centerline, labeled and dimensioned from the road centerline.
4. Revise the site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 6-foot sidewalk on Shopton Road, as per City ordinance, labeled and dimensioned from the back of curb and gutter and road centerline.
5. Revise the site plan and conditional note(s) to commit to construct a 5-foot bicycle lane with a 3-foot buffer along Shopton Road, labeled and dimensioned from the road centerline.
6. Revise the site plan and conditional note(s) to commit to re-striping the existing striped median to encumber an eastbound left turn lane with 150-feet of storage and appropriate bay taper.
7. To attain a street and pedestrian lighting recommendation, the petitioner should coordinate with Anthony Mendez, with CDOT. Please visit the following link:  
<https://charlottenc.gov/Transportation/Programs/Pages/StreetLighting.aspx>
8. Revise the site plan to 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.
9. 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. 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.

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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.