

Rezoning Transportation Analysis

Petition Number: 2020-120

General Location Identifier: Tax ID (02962106)

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Revision Log:

Date	Description
09-11-20	First Review
10-19-20	Second Review
11-30-20	Third Review (EL)
12-28-20	Fourth Review (EL)
01-26-21	Fifth Review (EL)

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:

- Street Lighting - Ridge Road
 - This project will add new streetlights to Ridge Road from Highland Creek Parkway to Beard Road
 - Competition date: 2020

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. This petition is near recently approved rezoning petitions **2020-051**, **2020-075**, and the recently approved by-right subdivision project: **SDRMFR-2019-00041 - Redwood Ridge Road**. The petitioner coordinated the proposed street network with the adjacent projects and rezoning petitions. This rezoning site will dedicate public right-of-way for a portion of a Comprehensive Transportation Plan (CTP) Thoroughfare: I-485 Northeast Crossing (western leg). This rezoning will require road widening to accommodate two travel lanes and a center-turn lane along the entire property frontage of Ridge Road. In accordance with Charlotte BIKES, the petitioner will provide a 12-foot shared-use path to continue a bike facility network that is being established along Ridge Road.

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Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	2 Units	20	Tax Record
Entitlement with Current Zoning	Single Family (R-3, 26.55 Acres)	79 Units	750	General Guidance from Planning
Proposed Zoning	Townhomes	74 Units	520	Site Plan: 7-9-20
Proposed Zoning	Townhomes	76 Units	535	Site Plan: 10-12-20
Proposed Zoning	Townhomes	108 Units	780	Site Plan: 10-28-20

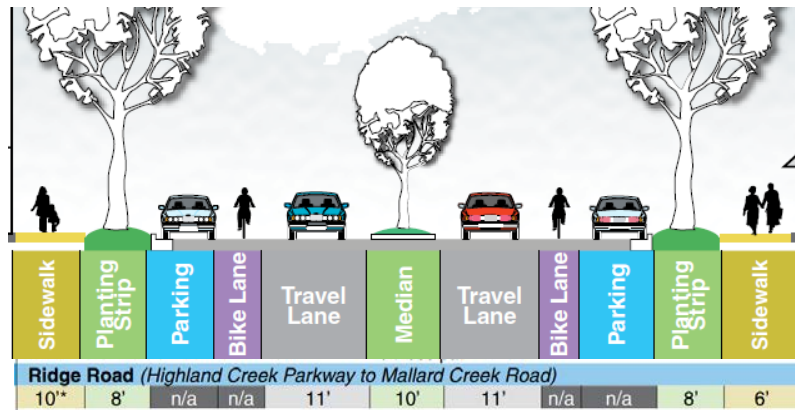
Please provide responses to our comments.

Outstanding Issues

Strikeout = Not an outstanding issue

1. Outstanding Curbside

- a. ~~Ridge Road: Match the future location of curb and gutter to 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 of the Redwood Ridge Road Subdivision 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 cross section from the Prosperity Hucks Area Plan may be modified to substitute the 10-ft sidewalk for a 12-ft multi-use path, in accordance with Charlotte BIKES.~~



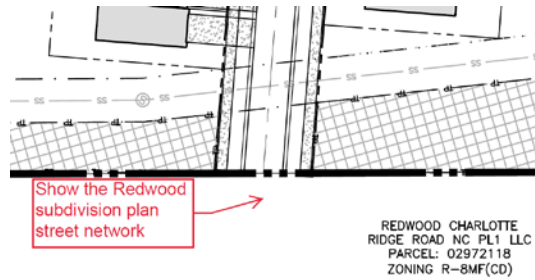
Label and dimension the curb and gutter from the centerline for each road.

2. ~~Traffic Study A Traffic Impact Study is not necessary for the complete review of this petition due to the site generating less than 2,500 daily trips. If during the permitting process the site generates more than 2,500 daily trips, then a traffic study will be required.~~
3. ~~Revise the site plan and conditional note(s) to include the street network approved within the recently approved by right subdivision project: SDRMFR-2019-00041 - Redwood Ridge Road, to confirm that proposed Street B will connect to future Lilac Grove Drive.~~

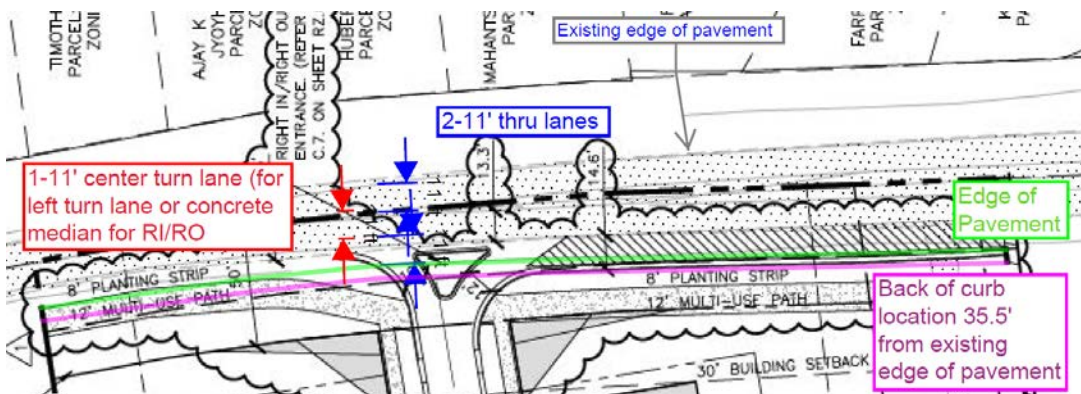
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4. ~~Revise the site plan and conditional note(s) to commit to constructing a left-turn lane on Ridge Road at proposed Street A. Please refer to rezoning petitions **2020-051**, **2020-075** and the recently approved by-right subdivision project: **SDRMFR-2019-00041 – Redwood Ridge Road** to coordinate roadway designs to provide a consistent three-lane cross section on Ridge Road.~~
5. ~~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.~~
6. ~~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.~~
7. ~~To attain a street and pedestrian lighting recommendation, the petitioner should coordinate with Anthony Mendez, CDOT. Please visit the following link: <https://charlottenc.gov/Transportation/Programs/Pages/StreetLighting.aspx>~~
8. **Outstanding Comment (site plan dated 10.12.2020):** The petitioner should revise the site plan and conditional note(s) to update the proposed curb line, 8-ft planting strip, and 12-ft multi-use path, according to the redlines shown below. After additional review of the approved plans for **SDRMFR-2019-00041 - Redwood Ridge Road**, the development is providing an 11-ft center turn lane, as opposed to the 10-ft center turn lane that was recommended within the Prosperity Hucks Area Plan. **This three-lane section should be provided along the entire property frontage along Ridge Road.**
 - a. **Technical Clarification (site plan dated 12.14.2020):** Revise the site plan and conditional note (**Section C.5**) to confirm that a three (11-foot) lane section will be constructed according to CDOT standards, along the entire property frontage of Ridge Road. The updated site plan indicates widening, but a consistent three (11-foot) lane road section needs to be provided along the entire frontage. The current site plan proposes varying lane widths. This may be reviewed in detail during permitting, and the required widening will occur asymmetrically.

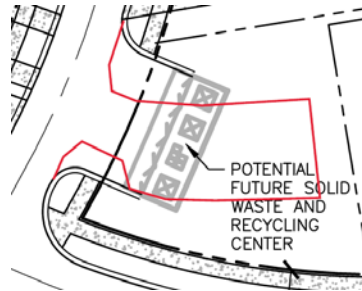


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9. ~~Outstanding Comment (site plan dated 10.12.2020):~~ The petitioner should revise the site plan to accommodate a private driveway designated for the future solid waste and recycling center, that allows space for all garbage truck turning movements to occur within the private drive, without maneuvering within the public right-of-way. Please provide site plan note stating that garbage truck turning movements will occur outside of public right-of-way.



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.
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.