

Rezoning Transportation Analysis

Petition Number: 2020-123

General Location Identifier: 05535101, 05535131, 05535334

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Revision Log:

Date	Description
09-11-2020	First Review (KP)
10-19-2020	Second Review (KP)

General Review Information

This site is located just outside of Route 4 on Business Center Drive, a state maintained local street. Additionally, this site is located in the West Corridor within the limits of the Westside Strategy Plan Study Area

Active Projects Near the Site:

- N/A

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 Business Center Drive, a state-maintained local road. As a part of this development, in-line with the City's WALKS policy, the petitioner has agreed to construct an 8-foot planting strip and 6-foot sidewalk along Business Center Drive. Additionally, the petitioner has reserved right-of-way, to the west of their parcel, for a future street connection. Outstanding items include showing the 8-foot planting strip and sidewalk along Business Center Dr. and the 2-foot right-of-way behind the sidewalk, along Business Center Drive, on the site plan with dimensions.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	-	-	-
Entitlement with Current Zoning	Single Family (R-3, 8.5 Acres) Retail	25 Units 70,800 SF	5,045	General Guidance from Planning

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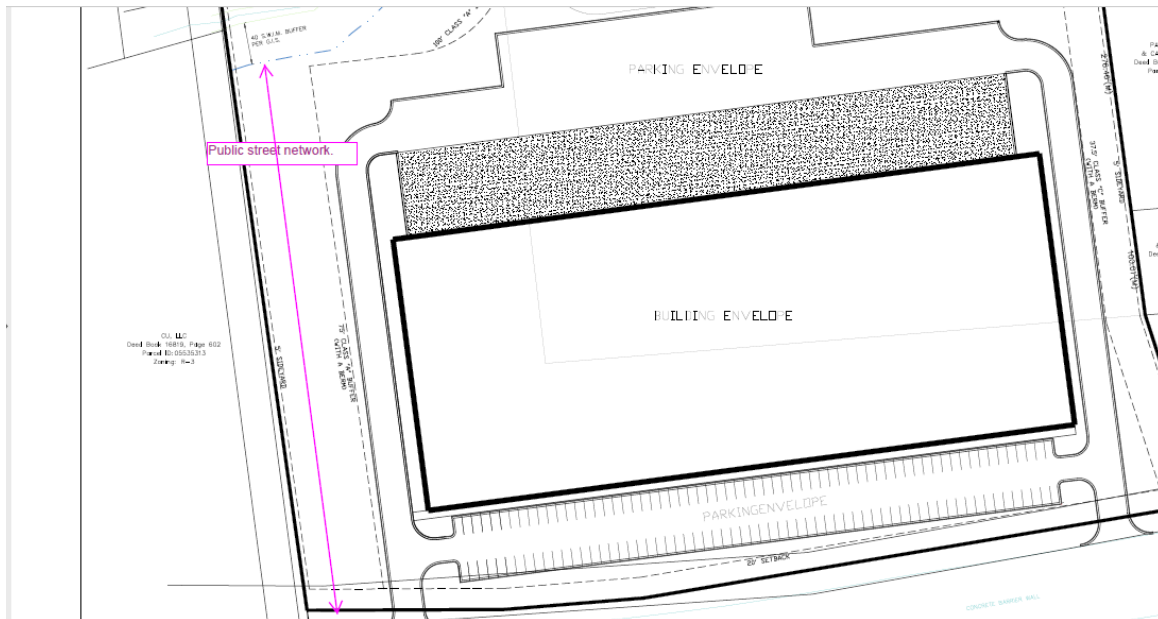
	(B-2, 4.72 Acres)			
Proposed Zoning	Warehouse (I-1, 13.22 Acres)	132,200 SF	255	General Guidance from Planning

Please provide responses to our comments.

Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

- 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.
- Revise the site plan and conditional note(s) to commit to dedicate right-of-way 2-ft back-of-sidewalk on Business Center Drive, labeled and dimensioned from the road centerline.
 - New comment 10-12-20 Site Plan:** Please show right-of-way on the site plan.
- Revise the site plan and conditional note(s) to commit to construct an 8-foot planting strip and a 6-foot sidewalk along the site's Business Center Drive frontage, per Charlotte WALKS, labeled and dimensioned from the road centerline.
 - New comment 10-12-20 Site Plan:** Please show sidewalk and planting strip on the site plan.
- ~~Revise the site plan and conditional note(s) to commit to constructing a public street to the west of the property, constructed relative to U-06, local industrial section, in the Charlotte Land Development Standards Manual.~~
 - ~~Revise the site plan and conditional note(s) to include the street's cross section and label the street as "public".~~
 - ~~At least one access driveway that connects to this new public street is needed.~~



- 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>

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- ~~6. 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.~~
- ~~7. 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.