

# Rezoning Transportation Analysis

Petition Number: 2020-132

General Location Identifier: Tax ID (02911104)

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## Revision Log:

Date	Description
10-22-20	First Review (EL)
11-30-2020	Second Review (KP)

## General Review Information

The petition is located adjacent to Galloway Road (City-maintained, local street). The petition is in a Corridor and is outside Route 4. The applicable plan for the area is the Northeast Area Plan.

## Active Projects Near the Site:

- I-485 Northeast Interchange Improvements
  - State project number: NCDOT TIP # I-6012
  - Interchange improvements include ramp widening and merge enhancements
  - Right-of-way acquisition is scheduled for 2025 / Construction 2026

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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.*

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*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 Galloway Road, a City-maintained local road, near the I-485 and I-85 Interchange. The project proposes 63 townhome units and the petitioner is proposing multiple transportation improvements, including reserving 100 feet along I-85 and 75 feet along Galloway Road for a future I-85 bridge crossing. This reservation is in alignment with other rezoning petitions (2016-139 and 2017-150). The petitioner has agreed to bring existing Galloway Road up to City standards, along the site's frontage, and provide a pedestrian network that complies with the Charlotte WALKS Policy.

## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	1 DU	10	Tax Record

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Entitlement with Current Zoning	Single Family (8.04 acres, R-3)	24 DU	280	General Guidance from Planning
Proposed Zoning	Townhomes	96 DU	685	Site Plan: No Date (1 <sup>st</sup> submittal)
Proposed Zoning	Townhomes	63 DU	440	Site Plan: 11-16-2020

Provide comments to the specified comments below.

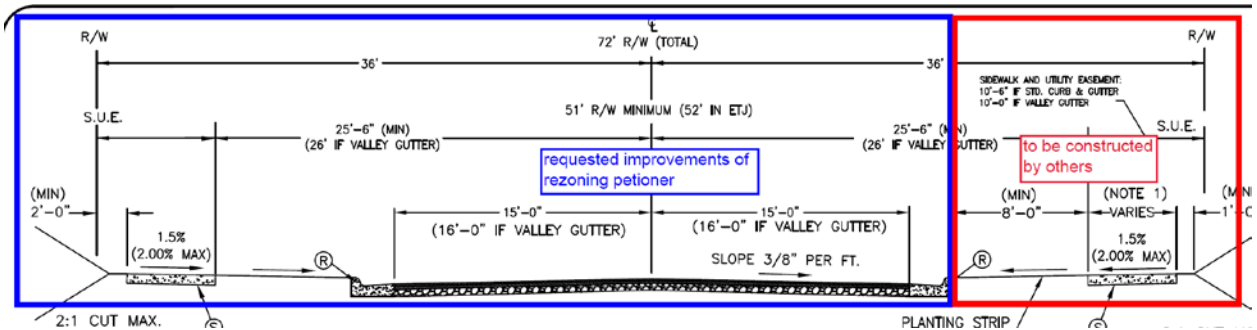
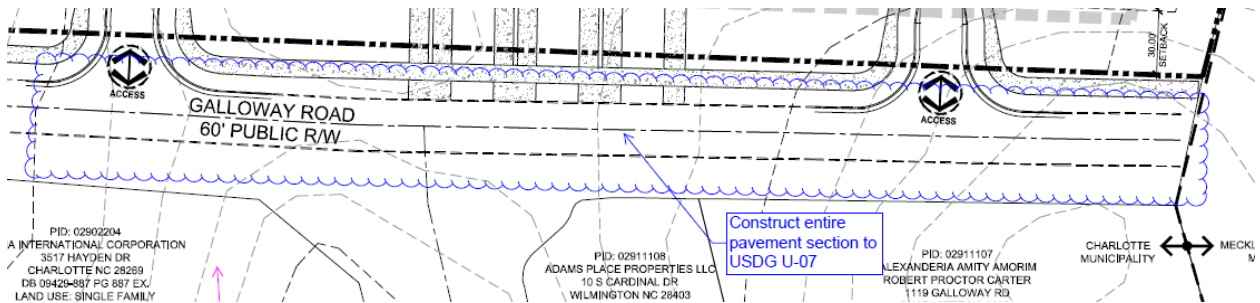
## Outstanding Issues

Strikethrough = Resolved

### 1. Curblines:

- a. ~~Galloway Road: Location of curb and gutter needs to be installed 15 feet from road centerline, to match the collector street cross section that will be constructed within the following approved land development subdivisions: **SDRMF-2018-00082 – Selburn Apartments** and **SDRMF-2018-00071 – Galloway Park**. Refer to Charlotte Land Development Standards Manual (CLDSM) std. no. U-07 – Local Collector Street Typical Section. CDOT requests the complete curb and pavement section to be constructed, due to the existing condition of Galloway Road.~~

~~Label and dimension 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 site plan and conditional note(s) to commit to dedicate 36-feet of right-of-way from the road centerline, labeled and dimensioned from the road centerline.~~

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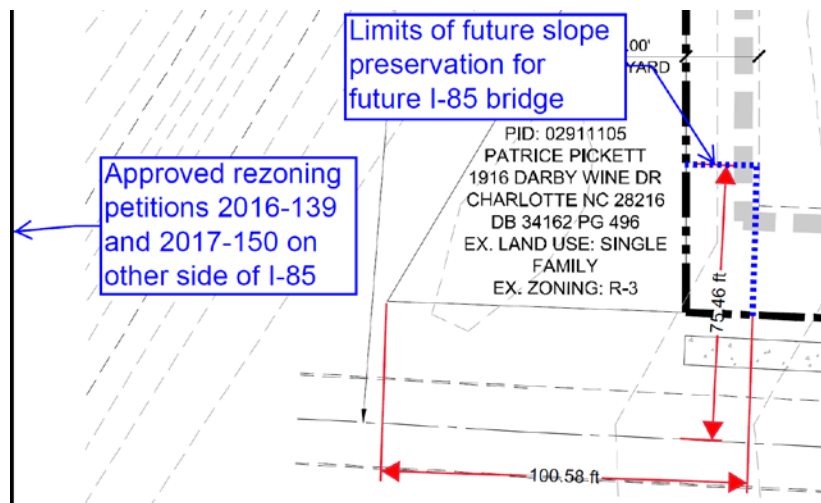
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- ~~4. Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 8-foot sidewalk on Galloway Road as per Chapter 19 / Chapter 20. Label and dimension both items from the back of curb and gutter and road centerline.~~
- ~~5. The proposed dwelling units exceeds 12 per acre. Per Chapter 20 Subdivision ordinance, site plan and conditional note(s) revisions are needed to commit to construct an 8-foot planting strip, and 8-foot sidewalk along Galloway Road. The wider sidewalk also meets the Charlotte WALKS Policy.~~

Reference (CLDSM standard detail U-07) for street typical.

- ~~6. Revise the site plan and conditional note(s) to commit to reserve 100 feet to the east of the existing controlled access limits of I-85 and 75 feet to the north of the existing Galloway Road centerline to establish a slope preservation for a future I-85 bridge crossing. Refer to the site plan and conditional notes within rezoning petitions 2016-139 and 2017-150 for reference.~~



## Advisory Information

The following are requirements of the developer that must be satisfied prior to driveway permit approval. These requirements shall be reflected on the rezoning plan, as appropriate.

- 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, as per the City of Charlotte's Driveway Regulations.
- 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 NCDOT-maintained streets) are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs shall not interfere with sight distance at the entrance(s) and shall be identified on the site plan.
- The proposed driveway connection(s) to public streets will require a driveway permit(s) to be submitted to CDOT (and NCDOT 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.
- All proposed commercial driveway connections to a future public street will require a driveway permit submitted to CDOT for review and approval.
- Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.

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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 construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.