

Rezoning Transportation Analysis

Petition Number: 2020-133

General Location Identifier: 21909130, 21909112; 21909113; 21909114; 21909115; 21909116;
21909117; 21909119; 21909131; 21909132; 21909133

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Reviewer: Kevin Parker, PE

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Revision Log:

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

General Review Information

This site is located on Hamilton Road, a State-maintained minor thoroughfare, outside of Route 4. Additionally, this site is located within the Lake Wylie Wedge inside the limits of the Steele Creek Area Plan.

Active Projects Near the Site:

- Hamilton Road and Steele Creek Road Intersection Improvement – Currently under construction
 - Addition of turn lanes in every quadrant of the intersection.
 - Updating the signal timings and signal movements.
- Steele Creek Road (NC 160) Widening
 - Right-of-way acquisition to begin in 2023, construction to begin in 2026.

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 Hamilton Road, a State-maintained minor thoroughfare, approximately a ¼ mile west of Steele Creek Road. The project proposes 175 townhomes with 1,285 daily vehicle trips, up from 78 single-family homes for the site's entitled land use. As such the petitioner has agreed to make improvements, both on-site and off-site, on Hamilton Road and contribute to, and construct, turn lanes on Youngblood Road and Steele Creek Road. These improvements will complement the transportation improvements already planned in the Steele Creek area, identified in the Council District 3 Rezoning Map, to help alleviate traffic. Additionally, in line with Charlotte WALKS and BIKES, the petitioner has agreed to construct a 12-foot multi-use path along Hamilton Road that connects to an internal pedestrian

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network. Outstanding items include, but are not limited to, labeling and dimension the curb line, right-of-way, and 12-foot multi-use path from the existing centerline of Hamilton Road.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	9 DU	115	Tax Record
Entitlement with Current Zoning	Single Family (26.2 acres, R-3)	78 DU	830	General Guidance from Planning
Proposed Zoning	Townhomes	175 DU	1,285	Site Plan: July 2020

Please provide responses to our comments.

Outstanding Issues

Strikeout = Not an outstanding issue

- Label and dimension the curb line, as depicted on the site plan, from the centerline of Hamilton Road to the proposed back of curb.
Update to Comment as a result of the 11-16-2020 Site Plan: The curb line needs to be clearly labeled and dimensioned from the existing center line of Hamilton Road
- 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.
- Label and dimension the proposed right-of-way, along Hamilton Road, from the Hamilton Road centerline, including the commitment to dedicate the proposed right-of-way in the conditional notes.
Update to Comment as a result of the 11-16-2020 Site Plan: The proposed dedicated ROW needs to be clearly labeled and dimensioned from the existing center line of Hamilton Road
- Label and dimension the proposed planting strip and the 12-foot multi-use path from the centerline of Hamilton Road, including the commitment to the construction of the proposed planting strip and 12-foot multi-use path in the conditional notes.
Update to Comment as a result of the 11-16-2020 Site Plan: The planting strip and MUP need to be clearly labeled and dimensioned from the existing center line of Hamilton Road
- ~~Revise the site plan by providing a street stub, instead of a cul-de-sac, at the terminus of Public Road B.~~

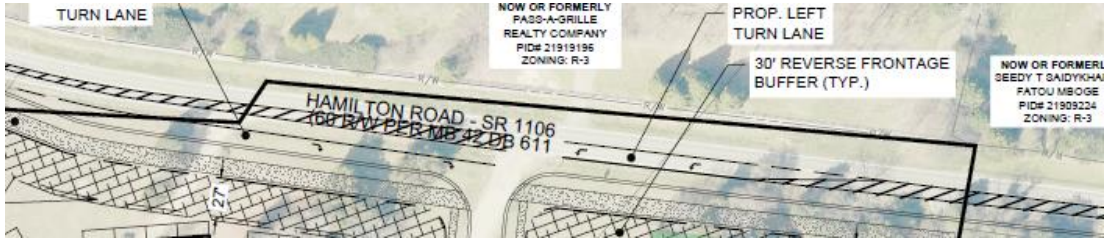


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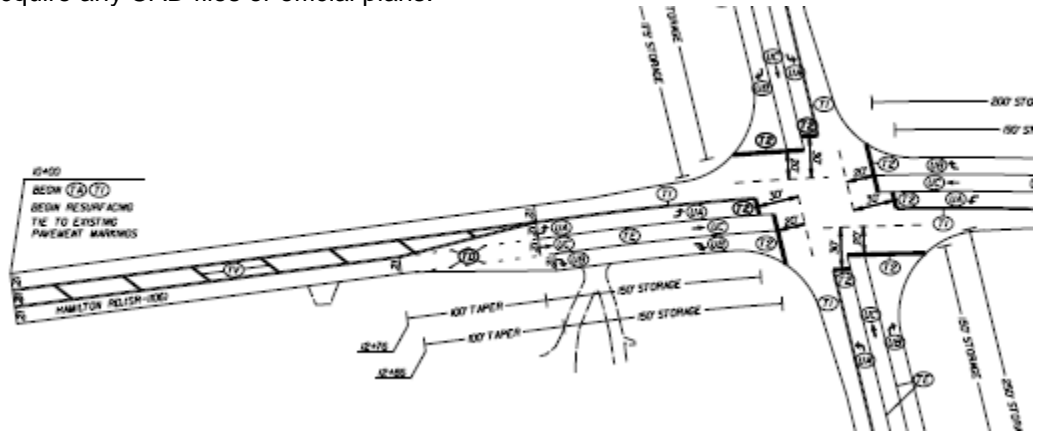
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6. ~~Add a conditional note stating the left turn lane, tapers, and median striping, at the intersection of Hamilton Road and Public Road A, will be designed accordingly to NCDOT Standards.~~



7. ~~Revise the site plan and the conditional notes to commit to the construction of the three-lane cross section along this site's frontage on Hamilton Road, to the western Hamilton Road terminus of the NCDOT intersection improvement project at Hamilton Road/Steele Creek Road. Coordinate with NCDOT to acquire any CAD files or official plans.~~



8. ~~Revise the site plan and the conditional notes to commit to constructing a southbound right turn lane, on Steele Creek Road, onto Winged Teal Road. Include in the conditional notes that this right turn lane construction will be coordinated with NCDOT during the permitting process.~~



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9. ~~Revise the site plan and the conditional notes to commit to the construction of a southbound left turn lane on Youngblood Road, to turn on Hamilton Road, with 150 feet of storage. Include in the conditional notes that this left turn lane construction will be coordinated with NCDOT during the permitting process.~~

Updated Comment from 11-16-2020 Site Plan: Included note to coordinate with the Covets at Lake Wylie Developer to contribute to this turn lane. Comment rescinded.



10. ~~Revise the site plan by designing the development with the appropriate block length(s), as described in Chapter 20 of the Subdivisions Ordinance. Comment Review Meeting 11-9-2020: Verify Block length comment with Josh Weaver.~~



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- ~~11. Add conditional 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 be shown on the site plan and set at 2' behind back of sidewalk where feasible.~~
- ~~12. Add a conditional 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.~~
- ~~13. For street and pedestrian lighting recommendations, please coordinate with Anthony Mendez (CDOT). Please see the link below for more information.
<https://charlottenc.gov/Transportation/Programs/Pages/StreetLighting.aspx>~~
14. **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.