

Rezoning Transportation Analysis

Petition Number: 2020-136

General Location Identifier: Tax ID (04308515)

From: Robyn Byers, Ph.D.

Robyn.Byers@charlottenc.gov

704-336-7404

Reviewer: Eric Lemieux, PE

eric.lemieux@charlottenc.gov

704-336-2683

Revision Log:

Date	Description
10-23-20	First Review (EL)
11-30-20	Second Review (EL)

General Review Information

The petition is located adjacent to WT Harris Road (State-maintained, limited access arterial). The petition is in a Corridor and is inside Route 4. The applicable plan for the area is the Northeast Area Plan. The rezoning site is not within the limits of an area plan.

Active Projects Near the Site:

- Old Statesville Rd (NC 115) Widening
 - State project number: NCDOT TIP # U-5772
 - This project will widen NC 115's travel lanes from WT Harris Boulevard to I-485.
 - Right-of-way acquisition is scheduled 2029 / construction 2031

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 State-maintained, limited access arterial road. Site plan revisions are needed to meet ordinance requirements and the outstanding items including, but not limited to clarifying the commitment to construct a right-turn lane on WT Harris Boulevard and reserving an easement for a future a 12-foot shared-use path. The petitioner has committed to construct a right-turn lane on WT Harris Boulevard and relocate the proposed vehicular access to accommodate NCDOT driveway stem length requirements. Further details are listed below.

Rezoning Transportation Analysis

Petition Number: 2020-136

General Location Identifier: Tax ID (04308515)

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Warehouse	6,720 SF	60	Tax Record
Entitlement with Current Zoning	Warehouse (8.95 acres, I-1)	80,950 SF	175	General Guidance from Planning
Proposed Zoning	Warehouse (8.95 acres, I-2)	134,250 SF	260	Site Plan: 9-9-20

Provide comments to the specified comments below.

Outstanding Issues

Strikethrough = Resolved

1. ~~Curbline:~~

- a. ~~**WT Harris Boulevard:** Chapter 19 of the Charlotte City Code may apply. If curb and gutter is required to be installed, the future curb location would need to accommodate a 3-lane eastbound section, as provided below. The exact location of the curb and gutter, if required, would be determined by CDOT and NCDOT during the permitting process.~~



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. ~~In reference to Section 12.103. of the Zoning Ordinance, revise the site plan and conditional note(s) to commit to dedicate a minimum of 100 feet of right-of-way from the WT Harris Boulevard road centerline. The site plan shall label and dimension the right-of-way from the road centerline.~~

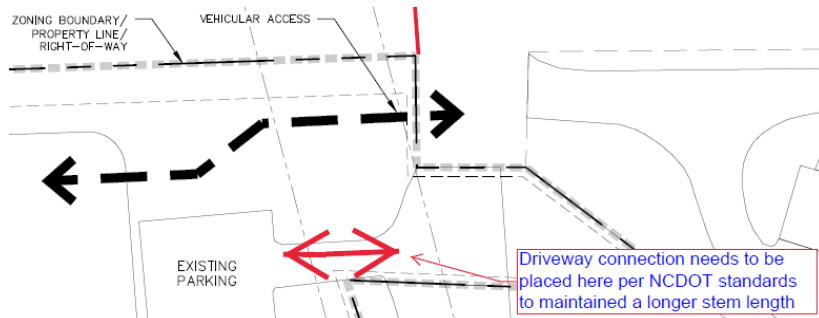
4. **Outstanding Comment (site plan dated 11.16.2020)** Site plan and conditional note(s) revisions are needed to ~~commit to construct~~ **plan for future** bicycle facilities by installing a **reserving an easement for a future** 12-foot shared-use path to meet the City of Charlotte BIKES Policy. The shared-use path needs to be installed outside of the WT Harris controlled access limits, per NCDOT, and contained within a sidewalk utility easement, installed 2-feet back of shared-use path.

5. ~~Site plan and conditional note(s) revisions are needed to commit to construct the proposed vehicular access at the existing parking lot driveway, to meet NCDOT driveway stem length requirements, as noted within NCDOT's Driveway Access manual.~~

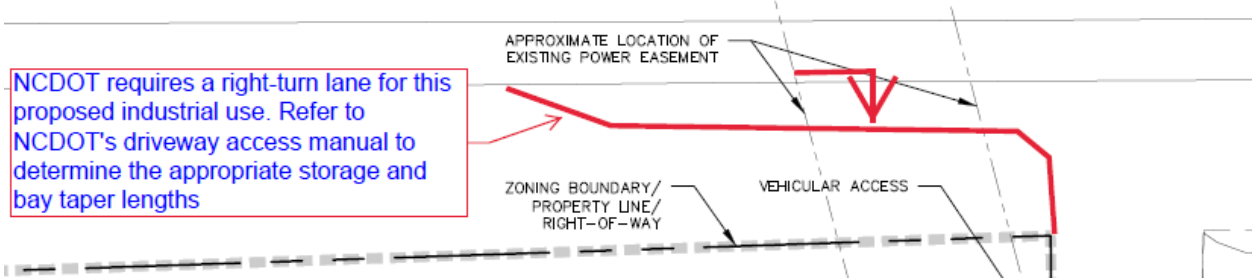
Rezoning Transportation Analysis

Petition Number: 2020-136

General Location Identifier: Tax ID (04308515)



6. ~~Site plan and conditional note(s) revisions are needed to commit to construct an eastbound right-turn lane on WT Harris Boulevard, as required by NCDOT, to mitigate traffic generated by the proposed rezoning site.~~



7. ~~A site plan note specifying that all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued is needed. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.~~
8. **New Comment (site plan dated 11.16.2020)** Conditional note **Section 4.f.** needs to be revised to remove "If required to do so by NCDOT."

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.

1. 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.
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 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.
3. 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.
4. All proposed commercial driveway connections to a future public street will require a driveway permit 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

Rezoning Transportation Analysis

Petition Number: 2020-136

General Location Identifier: Tax ID (04308515)

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.