

Rezoning Transportation Analysis

Petition Number: 2020-137

General Location Identifier: Tax ID 04922121

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Revision Log:

Date	Description
10-26-20	First Review
11-30-20	Second Review
12-28-20	Third Review
01-26-21	Fourth Review (WB)

General Review Information

The site is located on Rocky River Road West (City-maintained minor thoroughfare) and Newell View Lane (City-maintained local road) outside Route 4. The project is located within the Northeast Corridor in the Newell Small Area Plan area.

Active Projects Near the Site:

- Cross Charlotte Trail – Orr Road to Rocky River Road West
 - In Design, Estimated Completion Late 2024
- Rocky River Rd. West Streetscape
 - Under Construction
 - Constructing curb and gutter, sidewalk, standard bike lanes, and one multi-use path from Rockland Dr. up to N. Tryon St.

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 Rocky River Road West (City-maintained minor thoroughfare) and Newell View Lane (City-maintained local road). The subject property is located approximately 150 feet west of the intersection of Rocky River Road and Rockland Drive. Site plan revisions are needed to label a 12' multi-use path along the property frontage to provide bicycle and pedestrian connectivity and accessibility in accordance with the City of Charlotte BIKES and Charlotte WALKS Policies. Further details are listed below.

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Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	1 DU	10	Tax Record
Entitlement with Current Zoning	Single Family (28.8 acres, R-3)	86 DU	905	General Guidance from Planning
Proposed Zoning	Townhomes	467 DU	4,225	Site Plan: 12-15-20
Proposed Zoning	Townhomes	187 DU	1,375	Site Plan: 08-11-20

Provide comments to the specified comments below.

Outstanding Issues

Strikethrough = Resolved

1. ~~**Curbline:** The proposed zoning district has a setback measured from back of the existing or proposed future curbline.~~

a. ~~**Rocky River Road West:** The back of curb and gutter shall be located at 19' from the roadway centerline. This accounts for two 11' through lanes, 2.5' curb and gutter, and an 11' left turn lane at the site's entrance.~~

~~Label and dimension the back of curb and gutter from the centerline for each road on the site plan.~~

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 commit to dedicating 35' right-of-way from the Rocky River Road West Road centerline. Label and dimension the right-of-way from the road centerline.~~

4. ~~Revise the site plan and conditional note(s) to commit to constructing alley-loaded townhomes along all specified public roads to meet the minimum spacing requirement of 20' per the City of Charlotte Driveway regulation.~~

5. ~~**Rescinded.** Revise the site plan and conditional note(s) to commit to dedicate 56' right-of-way for Newell View Lane. Label and dimension the right-of-way on the site plan.~~

~~Revise the site plan and conditional note(s) to commit to dedicate connecting the northern development to Newell View Lane while providing a hammerhead at the western limits, reducing conflict points at the Rocky River Road West Intersection.~~

6. ~~Revise the site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 6-foot sidewalk on the Proposed Public Road as per Chapter 20 and the Charlotte WALKS Policy. Label and dimension both items from the back of curb and gutter and road centerline on the site plan.~~

7. **(Comment Revision based on site plan submitted on 01-26-21)**

The petitioner did revise the site plan to provide a depiction of a pedestrian facility along the south side of Rocky River Road; however, the site plan and conditional note(s) need to be revised to explicitly commit to installing a 12' multi-use path (MUP) along property frontage. The petitioner shall label and

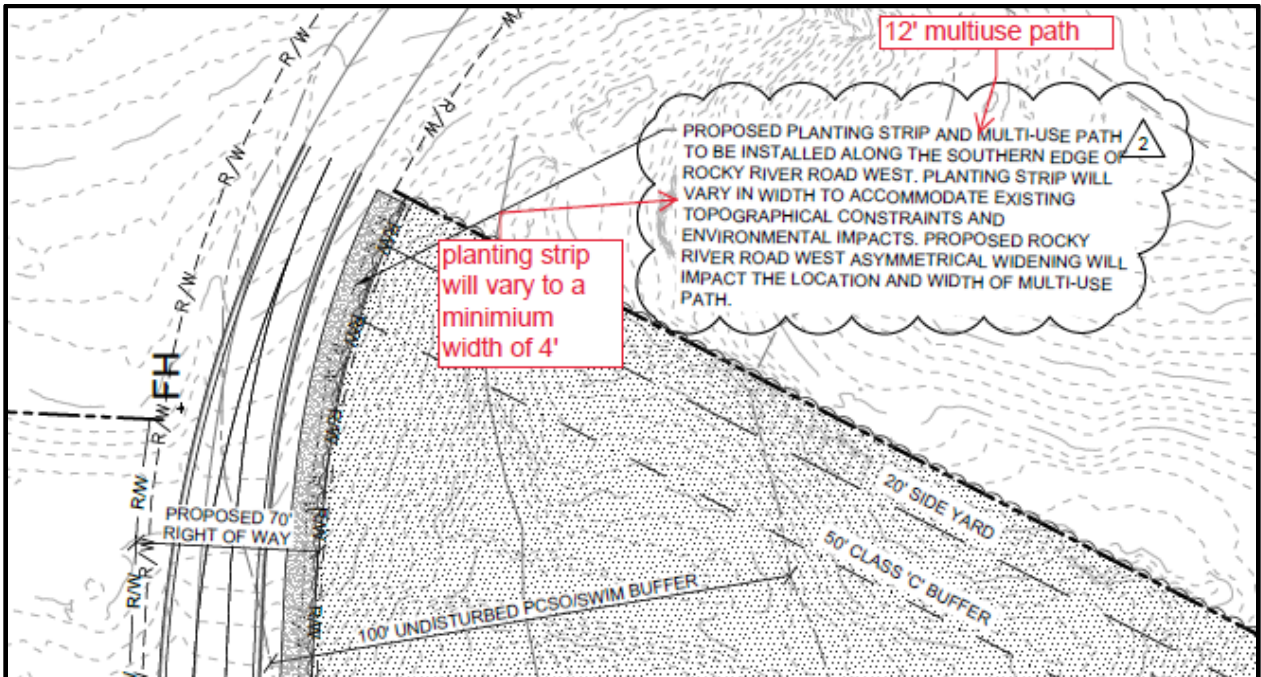
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dimension the 12' multi-use path. All references to a variable width planting strip should also state that the minimum allowable planting strip will be 4 feet.

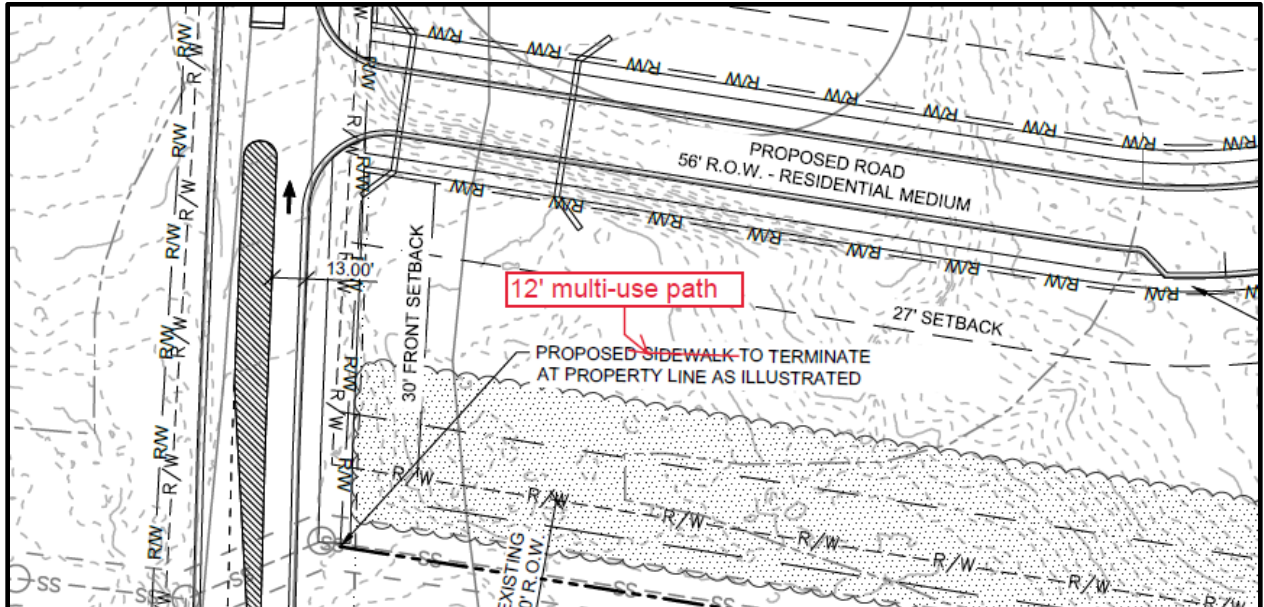
DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES		2. PITCHED ROOFS THAN 5:12, EXCEPT NO LESS THAN EMPLOYED.
Add a conditional note committing to the installation of a 12' multi-use path along property frontage to provide connectivity and accessibility in accordance with the City of Charlotte BIKE and Charlotte WALKS policies.		3. DUMPSTER AND SOLID WALL OR BE COMPATIBLE
B. PERMITTED USES		4. ALL HOME AND FRONT PORCH.
1. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 167 DUPLEX AND/OR SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE R-8MF ZONING DISTRICT.		5. BUILDINGS CONTAINING PUBLIC OR PRIVATE INDIVIDUAL UNIT
C. TRANSPORTATION		6. THE PLACEMENT OF BUILDINGS DEPICTED ON THE GRADING/TOPOGRAPHIC MAP SHALL NOT IMPACT THE BUILDINGS
1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.		7. ALL CORNER/END WALLS SHALL BE STOOPT THAT WRAP AROUND WALL PROVISIONS SHALL BE MAINTAINED TO BUILDING LEVELS.
2. THE SITE WILL BE SERVED BY INTERNAL PRIVATE STREETS IN THOSE LOCATIONS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN AND LABELED AS "PROPOSED PRIVATE DRIVE." MINOR ADJUSTMENTS TO THE		8. GARAGE DOORS SHALL NOT BE LOCATED TO HAVE A DIRECT IMPACT BY PROVIDING WALL PLANE AND WINDOWS AND PR



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8. ~~Revise the site plan and conditional note(s) to commit to providing a left turn lane into the development as required for developments that generate over 500 trips per day.~~
9. ~~Please add a site plan conditional 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 is needed. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.~~
10. ~~Please add a site plan conditional 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.~~

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, 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.

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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 construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
7. The petitioner needs to complete and submit the [Right of way Abandonment Petition form](#) to CDOT for review. The decision of this rezoning petition does not correlate with the decision of the possible abandonment, as this decision is issued within the separate Right of Way Abandonment process that is controlled by North Carolina General Statutes.
8. 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>