

Rezoning Transportation Analysis

Petition Number: 2020-140

General Location Identifier: Tax ID (06904142), Rozzelles Ferry Road & Zebulon Avenue

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Revision Log:

Date	Description
10-26-20	First Review (EL)
11-30-2020	Second Review (KP)

General Review Information

The petition is located adjacent to Rozzelles Ferry Road (City-maintained, minor thoroughfare) and Statesville Road (City-maintained, local street). The petition is in a Wedge and is inside Route 4. The applicable plan for the area is the Westside Strategy Plan.

Active Projects Near the Site:

- Rozzelles Ferry Pedscape
 - This project provided refuge medians at key locations along Rozzelles Ferry Road from South Garner Avenue to the intersection of Rozzelles Ferry, 5th Street, Beatties Ford Road and West Trade Street. Wheelchair ramp improvements and street resurfacing will also be implemented, and sidewalk repair in key locations will take place during construction.
 - Construction just completed.
- Yellowstone Drive and Zebulon Drive Street Connectivity
 - This project included a bridge, street resurfacing, sidewalks, and pedestrian lighting from the Rozzelles Ferry Road & Zebulon Avenue intersection to the Yellowstone Drive & Coronet Way intersection.
 - Construction just completed.

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 adjacent to Rozzelles Ferry Road (City-maintained, minor thoroughfare) and Statesville Road (City-maintained, local street). Site plan revisions are needed to meet ordinance requirements and the outstanding items including, but not limited to adding clarifying conditional note language for dedication

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of right-of-way and construction of transportation improvements prior to first CO. The City recently constructed a project, named *Yellowstone Drive and Zebulon Drive Street Connectivity*, within the Comprehensive Neighborhood Improvement Program (CNIP), that installed streetscape improvements along the site's frontage. Further details are listed below.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	-	-	-
Entitlement with Current Zoning	Warehouse (.53 acres, I-1)	5,300 SF	55	General Guidance from Planning
Proposed Zoning	Townhomes	8 DU	60	Site Plan: 9-28-20

Provide comments to the specified comments below.

Outstanding Issues

Strikethrough = Resolved

- ~~**Curblines:** The proposed zoning district has a setback measured from back of the existing or proposed future curblines.
 - ~~**Rozzelles Ferry Road:** The future location of curb and gutter is in its existing location.~~
 - ~~**Zebulon Avenue:** The future location of curb and gutter is in its existing location.~~~~

Label and dimension 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.~~

- Add site plan note(s) 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. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.
- Add site plan note specifying that 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.

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.

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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 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.