

# Rezoning Transportation Analysis

Petition Number: 2020-150

General Location Identifier: Tax ID: 02508104

**From: Robyn Byers, Ph.D.**

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**Reviewer:**

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## Revision Log:

Date	Description
11-30-20	First Review (EL)
12-28-20	Second Review (EL)
1-21-21	Third Review (EL)
2-12-21	Fourth Review (EL)

## General Review Information

The petition is located adjacent to Alexandriana Road (State-maintained, minor thoroughfare) on the west side of the I-485 ramps onto I-77. The petition is in a center and is outside Route 4. The applicable plans for the area are the North Lake Area Plan and Westside Strategy Plan.

## Active Projects Near the Site:

- I-77 Express Lanes
  - NCDOT TIP # I-5405
  - Under Construction
  - <https://www.ncdot.gov/projects/i-77-express-lanes/Pages/default.aspx>

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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.*

*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 a State-maintained minor thoroughfare road [Alexandriana Road]. The petitioner will widen Alexandriana Road to contribute toward a future 4-lane divided roadway that will accommodate existing and proposed constraints. The petitioner has committed to providing left and right-turn lanes at both proposed access locations. In accordance with Charlotte BIKES, the petitioner has committed to constructing a 12-foot shared-use path along the site's road frontage of Alexandriana Road. The petitioner, CDOT, and NCDOT also reviewed the access locations to provide clear sight visibility and to align with future driveways that are proposed within the Town of Huntersville. All outstanding CDOT comments have been successfully addressed.

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## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	1 Dwelling	10	Tax Record
Entitlement with Current Zoning	Single Family (R-3, 2.71 acres) Retail (BP 17.56 acres)	8 Dwellings 100,000 SF	6,095	General Guidance from Planning
Proposed Zoning	Apartments	312 Units	1,700	Site Plan: 09-09-20

Provide comments to the specified comments below.

### Outstanding Issues

**Strikethrough = Resolved**

1. ~~Outstanding~~ (site plan dated 12.14.20) ~~Curbline:~~

a. ~~Alexandriana Road:~~ Location of curb and gutter needs to be installed at a location in coordination with NCDOT and CDOT. In reference to the North Lake Area Plan, the future cross section recommends a 4-lane divided facility with bike facilities. Coordinate with NCDOT (Stuart Basham) and CDOT to determine the right-of-way and asymmetric road widening needed for this future cross-section, while considering the following constraints: existing cemetery and Town of Huntersville jurisdiction limits to the north, future replacement/widening of Alexandriana Road bridge over I-77, etc. The total right-of-way width needed for this future cross-section is 100-feet.



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

2. ~~Traffic Study:~~

A Traffic Impact Study (TIS) 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. ~~Outstanding~~ (site plan dated 12.14.20) ~~Revise the site plan and conditional note(s) to include the controlled-access (C/A) limits, to be provided by NCDOT.~~

4. ~~Revise the site plan and conditional note(s) to commit to construct an 8-foot planting strip and pedestrian facility along Alexandriana Road per Chapter 20 of the City Code and Charlotte BIKES;~~

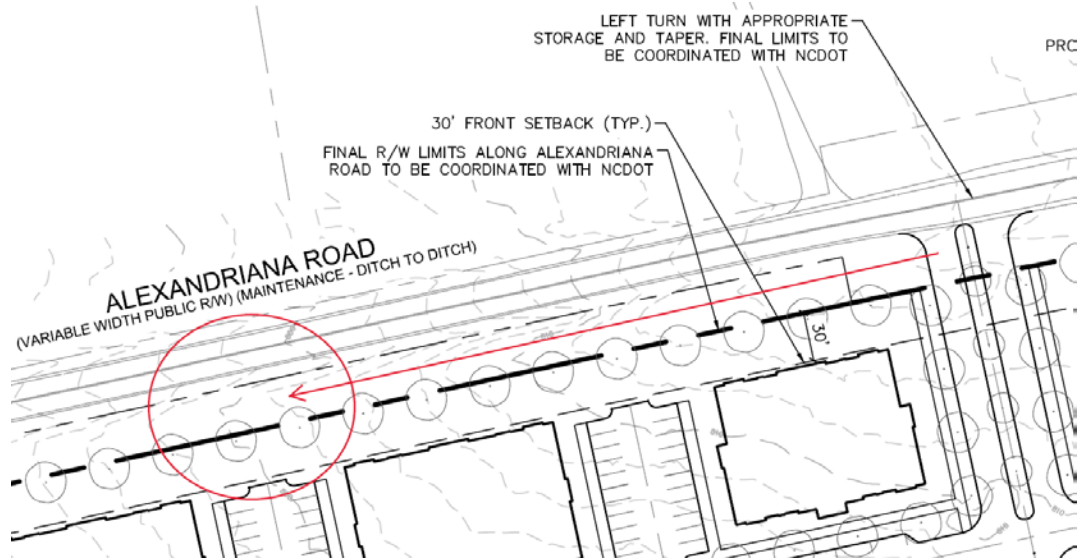
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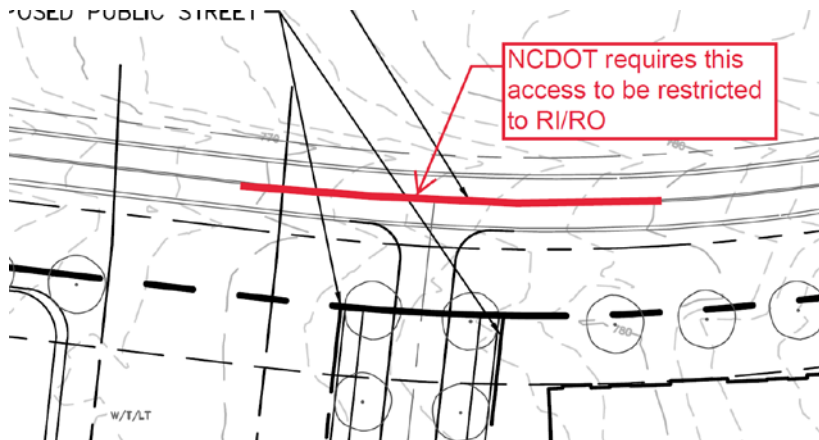
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CDOT requests a 12-foot shared use path. The site plan shall label and dimension both items from the back of curb and gutter and road centerline.

- ~~5. **Outstanding** (site plan dated 12.14.20) Revise the site plan and conditional note(s) to relocate the proposed access on Alexandriana Road to the private drive that is aligned with the proposed clubhouse, as permitted by sight distance constraints and NCDOT request to shift this access further away from the C/A limits.~~



- ~~6. **Outstanding** (site plan dated 12.14.20) Revise the site plan and conditional note(s) to restrict the proposed western access on Alexandriana Road to right-in/right-out, as required by NCDOT.~~



- ~~7. A site plan note(s) specifying dedication and fee simple conveyance of all rights of way to the NCDOT and/or 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.~~
- ~~8. 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.~~

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## 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.
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>