

# Rezoning Transportation Analysis

Petition Number: 2020-154

General Location Identifier: Tax ID: 07821102

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**Reviewer:**

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## Revision Log:

Date	Description
11-30-20	First Review (EL)

## General Review Information

The petition is located adjacent to French Street (State-maintained, local street) and Beatties Ford Road (City-maintained, major thoroughfare). 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:

- City Lynx Gold Line – Phase II
  - This phase extends the current streetcar line from the Charlotte Transportation Center west to French Street in the Historic West End and east from Novant Hospital to Sunnyside Avenue in Elizabeth.
  - Estimated completion mid-2021
  - Tonia Wimberly is project contact ([twimberly@charlottenc.gov](mailto:twimberly@charlottenc.gov) ; 704-353-1931)

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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 local road [French Street]. A Traffic Impact Study (TIS) is not needed for this site. This petition is located less than ¼ of a mile from the future LYNX Gold Line – Phase II French Street Station. CDOT will work with the petitioner and NCDOT during permitting to consider the feasibility of implementing TOD development standards. NCDOT will not permit access on French Street, due to the controlled access (C/A) limits of Brookshire Freeway. A C/A break would be required to implement the TOD development standards. CDOT recommends for the petitioner to coordinate with NCDOT to identify the C/A limits along the French Street property frontage.

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## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Office	2804 SF	35	Tax Record
Entitlement with Current Zoning	Apartments (R-22MF 0.54 acres) Shopping Center (B-1 1.25 acres)	11 Units 12,500 SF	1530	General Guidance from Planning
Proposed Zoning	TOD-CC	Too many uses to determine		General Guidance from Planning

Provide comments to the specified comments below.

### Outstanding Issues

**Strikethrough = Resolved**

- Traffic Study:**
- A Traffic Impact Study (TIS) is not necessary for the complete review of this petition as this is a conventional rezoning petition. If during the permitting process the site generates more than 2,500 daily trips, then a traffic study will be required.

### 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.

- The setback for this district is measured from the back of the existing or future curblines as determined by CDOT and Planning during the permitting process.
- 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.
- 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.
- 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.
- All proposed commercial driveway connections to a future public street will require a driveway permit submitted to CDOT for review and approval.
- Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
- 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.

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8. 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.
9. 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>