

# Rezoning Transportation Analysis

Petition Number: 2020-155

General Location Identifier: Tax ID: 20103222

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**Reviewer:**

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## Revision Log:

Date	Description
11-30-2020	First Review (KP)
12-28-2020	Second Review (KP)

## General Review Information

This site is located on South Tryon Street, a State-maintained major thoroughfare, outside the limits of Route 4. Additionally, this site is located within the Whitehall Mixed Use Activity Center and inside the limits of the Westside Strategy Plan Study Area, the Steele Creek Area Plan, and the I-485 Interchange Analysis

## Active Projects Near the Site:

- NC-49 (Tryon St.) and I-485 Interchange Improvement
  - NCDOT TIP # I-6019
  - ROW in 2029, Construction TBD (currently unfunded)

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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 South Tryon Street, a State-maintained major thoroughfare, immediately adjacent to the I-485 Inner off-ramp. This site has an existing pedestrian and vehicular network that will be utilized, however, the petitioner has agreed to make any necessary site modifications as a result of NCDOT's NC-49 (Tryon St.) and I-485 Interchange Improvement. Site plan revisions are needed to meet ordinance requirements and the outstanding items including, but not limited to adding language stating that all right-of-way will be dedicated to NCDOT prior to the issuance of the first certificate of occupancy.

## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Warehouse	59,416 SF	140	Tax Record
Entitlement with Current Zoning	Warehouse (I-1 5.43 acres)	54,300 SF	135	General Guidance from Planning

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Proposed Zoning	Office	80,850 SF	865	Site Plan: 08-31-20
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Provide comments to the specified comments below.

## Outstanding Issues

**Strikethrough = Resolved**

### 1. ~~Curbline: Rescinded.~~

~~South Tryon Street: The future location of curb and gutter will need to be confirmed with NCDOT's future NC 49 (Tryon St.) and I-485 Interchange Improvement project.~~

~~Label and dimension the future curb and gutter from the centerline to back of curb.~~

Note has been added to work with NCDOT during permitting regarding any site modifications.

### 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. Revise site plan and conditional note(s) to commit to dedicate a minimum of 75 feet right of way from the road centerline, if not already provided by the existing right of way, as shown on the site plan. The site plan shall label and dimension the right of way from the road centerline. Confirm the right of way needs with NCDOT for the future NC 49 (Tryon St.) and I-485 Interchange Improvement project.~~

~~4. Add a conditional note stating that the petitioner will work with NCDOT during the permitting process to make any site access modifications as a result of the NCDOT TIP Project #I-6019: I-485 and South Tryon Interchange Improvement Project.~~

5. A site plan note(s) specifying dedication and fee simple conveyance of all rights-of-way to NCDOT 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.

**Update to comment as a result of the 12-15-2020 Site Plan: Note 3.C states "...City of Charlotte...", needs to say 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, 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.

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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>