

Rezoning Transportation Analysis

Petition Number: 2020-165

General Location Identifier: Tax ID 02516105.

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Reviewer:

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Revision Log:

Date	Description
12-28-20	First Review (EL)
1-21-21	Second Review (EL)

General Review Information

The petition is located adjacent to Mount Holly-Huntersville Road (State-maintained, major thoroughfare) and Beatties Ford Road (State-maintained, minor thoroughfare). The petition is in the Northwest Wedge and is outside Route 4. Applicable area plans include the Westside Strategy Plan Study Area and the Northlake Area Plan.

Active Projects Near the Site:

- Long Creek Greenway Extension
 - Project status: in-design
 - Mecklenburg County project

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 a major thoroughfare road [Mount Holly-Huntersville Road]. The petitioner has committed to road widening improvements to contribute toward a future 4-lane roadway on Mount Holly-Huntersville Road and will construct a 12-foot shared-use path in support of Charlotte BIKES. Additional right-of-way will be dedicated along Beatties Ford Road and Mount Holly-Huntersville Road. CDOT is requesting the petitioner to incorporate minor conditional note corrections regarding transportation improvements.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant			Tax Record
Entitlement with	Townhomes	29 units	180	RZ 2005-115

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Current Zoning				
Proposed Zoning	Senior Multifamily	57 units	205	Site Plan: 10-09-20

Provide comments to the specified comments below.

Outstanding Issues

Strikethrough = Resolved

1. ~~Curblines:~~

a. ~~Mount Holly-Huntersville Road:~~ The future location of curb and gutter is 30-feet from centerline to the proposed back-of-curb, to accommodate a future 4+ Avenue road cross section.

b. ~~Beatties Ford Road:~~ The future location of curb and gutter is 19-feet from centerline to proposed back-of-curb, to accommodate a future 2+ Avenue road cross section.

Label and dimension the 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 site plan and conditional note(s) to commit to dedicate a minimum of 50 feet of public right-of-way from the Mount Holly-Huntersville Road centerline. Label and dimension the right-of-way from the road centerline.~~

4. ~~Revise site plan and conditional note(s) to commit to dedicate a minimum of 38 feet of public right-of-way from the Beatties Ford Road centerline. This request is greater than the required 35-feet of right-of-way to be reserved for a minor thoroughfare, in order to accommodate the future 2+ Avenue cross section. Label and dimension the right-of-way from the road centerline.~~

5. ~~Revise site plan and conditional note(s) to commit to construct a required minimum 8-foot planting strip and a requested 12-foot shared-use path in lieu of the required 6-foot sidewalk on Mount Holly-Huntersville Road, as required per Chapter 19 of the City Code. The requested 12-foot shared-use path meets the City Charlotte BIKES Plan and the goal to improve pedestrian and bicycle connectivity throughout the City. Label and dimension both items from the back of curb and gutter and road centerline.~~

6. ~~Revise site plan and conditional note(s) to commit to comply with the requirements of Chapter 19 of the City Code, to address the road improvements required along Beatties Ford Road.~~

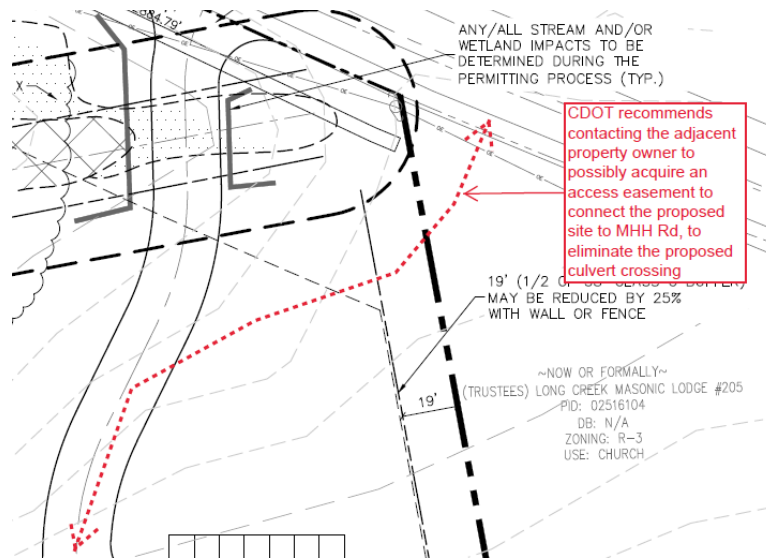
7. ~~In coordination with NCDOT, revise the site plan and conditional note(s) to construct a left-turn lane on Mt. Holly-Huntersville Rd, with a three-lane section extending to the signalized intersection with Beatties Ford, if a full movement access on Mount Holly-Huntersville Road is desired. To limit pavement widening, a right-in/right-out access may be proposed on Mount Holly-Huntersville Road, if constructed per NCDOT standards.~~

8. ~~CDOT recommends revising the site plan and conditional note(s) to acquire an access easement from PID-02516104, to avoid impacting the stream and constructing the proposed culvert crossing.~~

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9. ~~A 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 is needed. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.~~
10. ~~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.~~
11. **New Comment** (site plan dated 1.11.2021) Site plan and conditional note (4) revisions are needed to clarify the following conditional note corrections, shown below.

12 OF THE CHARLOTTE CITY CODE REGARDING SOLID WASTE DUMPSTER, COMPACTOR, AND RECYCLING **6'** AS.

4. A ~~5'~~ FOOT SIDEWALK AND 8' PLANTING STRIP SHALL BE PROVIDED ALONG ~~M.H.H.~~ HOLLY HUNTERSVILLE ROAD FRONTAGE AND BEATTIES FORD ROAD (WITH THE EXCEPTION OF ALONG THE BRIDGE CROSSING AND ASSOCIATED GUARDRAIL).

Remove; MHH will have a 12' MUP per note 14

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

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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>