

Rezoning Transportation Analysis

Petition Number: 2020-173

General Location Identifier: Tax ID 02919113

From: Robyn Byers, Ph.D.
Robyn.Byers@charlottenc.gov
704-336-7404

Reviewer: Eric Lemieux, PE
Eric.Lemieux@charlottenc.gov
704-336-2683

Revision Log:

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

General Review Information

The petition is located near Kings Grant Drive (privately-maintained, local street) and Mallard Creek Road (State-maintained, major thoroughfare). The petition is in the Northeast Corridor and is outside Route 4. Applicable area plans include the I-485 Interchange Analysis and the Northeast Area Plan.

Active Projects Near the Site:

- Mallard Creek Rd. Widening (NCDOT TIP U-6032)
 - Widen Mallard Creek Road to 6 lanes from I-485 to Concord Mills Boulevard.
 - Project status: Right-of-way acquisition in 2022, construction in 2025 – *schedule subject to delay.*

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 currently landlocked and is proposing to extend access off a proposed public street, Aspire Street, within a recently approved subdivision: **SDRMF-2019-00075 - Mallard Creek Townhomes**. Site plan revisions are needed to meet ordinance requirements and the outstanding items including, but not limited to, clarifying how the site will be accessed if the adjacent **Mallard Creek Townhomes** project is not developed. Further details are listed below.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant			Tax Record

Rezoning Transportation Analysis

Petition Number: 2020-173

General Location Identifier: Tax ID 02919113

Entitlement with Current Zoning	Single Family (R-3 9.3 acres)	27 Dwellings	315	General Guidance from Planning
Proposed Zoning	Senior Multifamily	150 Units	580	Site Plan: 10-19-20

Provide comments to the specified comments below.

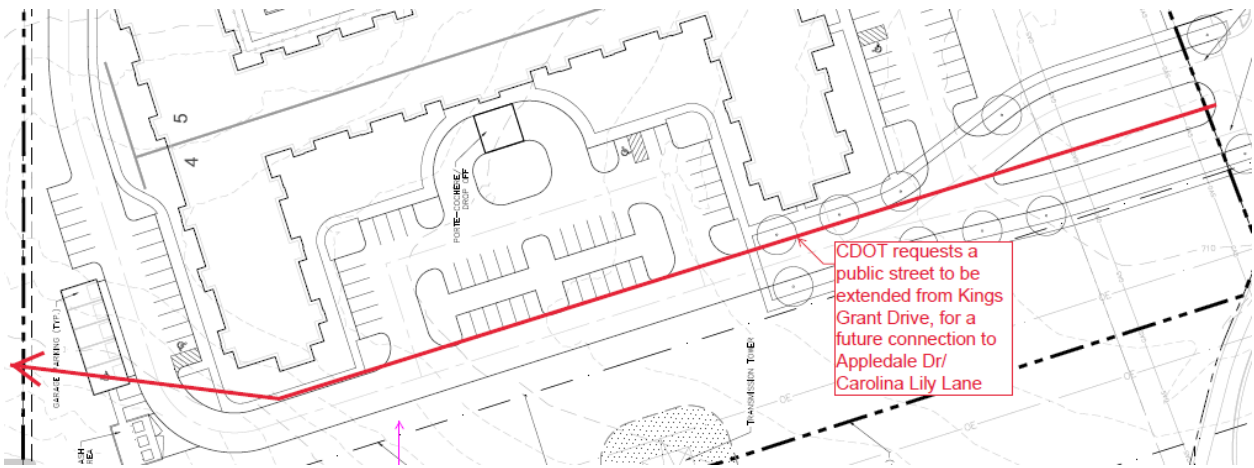
Outstanding Issues

Strikethrough = Resolved

1. Traffic Study:

Outstanding (site plan dated 01/11/21) Unless otherwise determined by NCDOT to permit interim access to the full movement intersection of Mallard Creek Road and Kings Grant Drive, 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.

~~2. Revise site plan and conditional note(s) to commit to construct a public street extension from Kings Grant Drive, for a future connection to Appledale Drive/Carolina Lily Lane.~~



~~3. The proposed dwelling units exceeds 12 per acre. Per Chapter 20 Subdivision ordinance, site plan and conditional note(s) revisions are needed to commit to construct an 8-foot planting strip and 8-foot sidewalk along the requested Kings Grant Drive extension. The wider sidewalk also meets the Charlotte WALKS Policy.~~

~~Reference (CLDSM standard detail U-03A) for street typical. Curb extensions for on-street parking will not be required along the road frontage with the existing power easement on-site.~~

4. **Outstanding** (site plan dated 01/11/21) In coordination with NCDOT, revise site plan and conditional note(s) to clarify how the proposed access will be provided to this rezoning petition's landlocked parcel, if approved **SDRMF-2019-00075 - Mallard Creek Townhomes**, within **rezoning petition 2018-067**, is not developed to provide access off the proposed public Aspire Street.

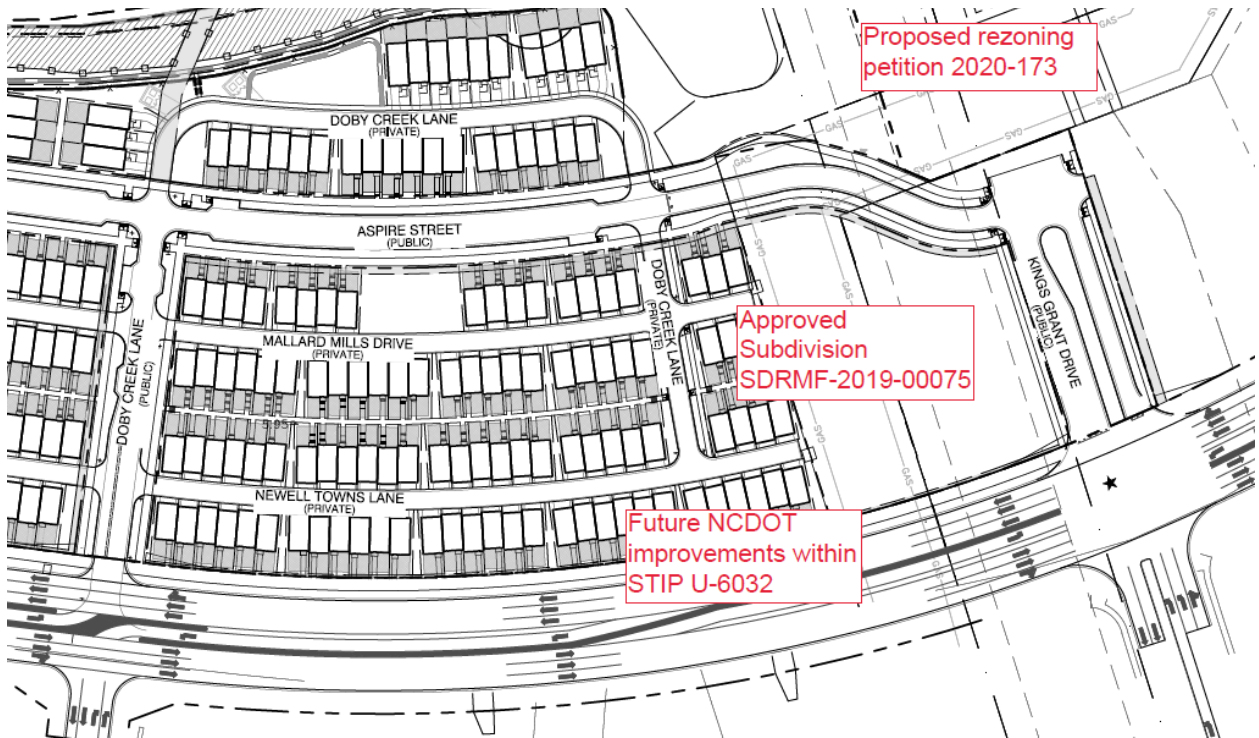
Kings Grant Drive, north of Mallard Creek, will not tie-into Mallard Creek, since the NCDOT's State Transportation Improvement Program (STIP) U-6032 project has been delayed for construction until 2025. STIP U-6032's scope will improve the Kings Grant Drive and Mallard Creek Road intersection with a signal. Kings Grant Drive improvements, to be installed by **Mallard Creek Townhomes**, north of Mallard Creek Road, will stop short of Mallard Creek Road as an interim condition.

Rezoning Transportation Analysis

Petition Number: 2020-173

General Location Identifier: Tax ID 02919113

NCDOT will require interim improvements on Mallard Creek Road, if the petitioner desires access off Kings Grant Drive should the proposed Aspire Street not be constructed by others. CDOT recommends the petitioner to coordinate with NCDOT to determine the required interim improvements on Mallard Creek Road as a plan for this scenario.



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-

Rezoning Transportation Analysis

Petition Number: 2020-173

General Location Identifier: Tax ID 02919113

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>