

**Rezoning Transportation Analysis**  
**Petition Number: Insert Zoning Petition #2020-190**  
*General Location Identifier: Tax ID 12522705*

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Revision Log:	Date	Description
	01-21-21	First Review (WB)
	02-15-21	Second Review (WB)
	03-09-21	Third Review (WB)
	03-24-21	Fourth Review (WB)

**General Review Information**

The petition is located on South Kings Drive (City-maintained, major thoroughfare) at Baxter Street (City-maintained, local street) and Metropolitan Avenue (private local road). The petition is in the Southeast Corridor and is inside Route 4. Applicable area plans include the Midtown/Cherry Area Plan and the Center City 2020 Vision Plan.

**Active Projects Near the Site:**

- Belk Greenway Connector – Baxter Street to Stonewall Street
  - On Hold pending resolution of NCDOT funding suspension
  - <https://charlottenc.gov/Projects/Pages/BelkConnectorBaxterStonewall.aspx>
- Pearl Park Way Extension and Kenilworth protected intersection
  - Extend Pearl Park Way westward from its current street stub to Baxter St., including a 2-way cycletrack on the north side of the street
  - Construct Protected Intersection at the intersection of Kenilworth Ave./Pearl Park Way
  - Construction of the Extension almost complete
  - Construction of the protected intersection underway

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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 City-maintained, major thoroughfare (South Kings Drive) and a private local road (Metropolitan Avenue). The existing 8-foot sidewalk and 8-foot planting strip, along South Kings Drive, meet ordinance requirements and provide pedestrian connectivity and accessibility in accordance with Council-Approved Charlotte Walks Plan. Additionally, the petitioner commits to dedicating 40' of Right-of-way from the South Kings Drive centerline. 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	Vacant	-	-	Tax Record
Entitlement with Current Zoning	Apartments Hotel	155 Units 175 Rooms	2,392	RZ 2014-030
Proposed Zoning	Apartments	330 Units	1,800	Site Plan: 11-03-20

Provide comments to the specified comments below.

**Outstanding Issues**

**Strikethrough = Resolved**

1. ~~**Curbline:** The proposed zoning district has a setback measured from back of the existing or proposed future curbline.~~
  - a. ~~**Kings Drive:** The future location of curb and gutter is in its existing location.~~

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

2. **Traffic Study: (Choose One)**

~~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 40' right-of-way from the South Kings Drive centerline. The site plan shall label and dimension the right-of-way from the road centerline.~~

4. ~~Revise site plan to remove proposed driveways shown within the 200' minimum required offset from a signalized intersection in accordance with the City of Charlotte Driveway Regulations (Chapter 4, page 19).~~

~~Comment Revised (based on a meeting held on 2/22/21, wherein the access point of concern was identified by the petitioner as a service only drive; hence, alleviating traffic and signal-related concerns). Revise site plan and conditional notes to commit to constructing a Service Only driveway. Label the south-most driveway on Metropolitan Avenue as a Service Only driveway. Resolved (3/24/2021)~~

5. ~~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.~~

6. ~~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.~~

**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. The setback for this district is measured from the back of the existing or future curbline as determined by CDOT and Planning during the permitting process.

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2. 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.
3. 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.
4. 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.
5. All proposed commercial driveway connections to a future public street will require a driveway permit submitted to CDOT for review and approval.
6. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
7. 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.
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>