

Rezoning Transportation Analysis
Petition Number: Insert Zoning Petition #2020-195
General Location Identifier: Tax ID 21159315

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Revision Log:

Date	Description
01-21-21	First Review (LJ)
02-15-21	Second Review (LJ)
03-24-21	Third Review (WB)

General Review Information

The site is located on Rea Road (minor thoroughfare, state-maintained), is in the South Wedge outside of Route 4.

Active Projects Near the Site:

- Project Name
 - No active projects near the site.

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 State-maintained minor thoroughfare (Rea Road) and has been an existing commercial space (landscape nursery). There are no active projects near this site. The site is being proposed for a residential use. The Petitioner will provide a pedestrian refuge island and ADA/PROWAG compliant pedestrian access ramps on Rea Road. Outstanding site plan revisions are needed to address the outstanding item clarifying that all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. Further details are listed below.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Plant Nursery	2.9 acres	No data	Tax Record
Entitlement with Current Zoning	Retail (B-1, 2.9 acres)	29,000 SF	1,100	General Guidance from Planning

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Proposed Zoning	Townhomes	28 Units	175	Site Plan: 11-10-20
Proposed Zoning	Townhomes	26 Units	160	Site Plan: 02-08-21

Provide comments to the specified comments below.

Outstanding Issues

Strikethrough = Resolved

1. **Curblin**e: The proposed zoning district has a setback measured from back of the existing curblin
e.
Rea Road (NCDOT): ~~The future location of back of curb and gutter is 27' from the Rea Road centerline. Label and dimension the curb and gutter from the centerline for each road on the site plan.~~

2. **Traffic Study:**
~~A Traffic Impact Study (TIS) is not needed 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. ~~**OUTSTANDING (02/15/21):** Revise site plan and conditional note(s) to commit to dedicate 35' right-of-way from the road centerline. The site plan shall label and dimension the right-of-way from the road centerline per Chapter 20 of the City Code. **Resolved (3/24/21)**~~

4. ~~Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 6-foot sidewalk on Rea Road per Chapter 19 / Chapter 20. The site plan shall label and dimension both items from the back of curb and gutter and road centerline.~~

5. ~~Provide a left turn lane on Rea Road as required by NCDOT. Restripe Rea Road, per NCDOT Roadway Standard Drawing for PAVEMENT MARKINGS Turn Lanes, 1205.05, to accommodate the left turning lane to include storage.~~

6. ~~Site plan and conditional note(s) revisions are needed to meet CLDSM standards. Provide a pedestrian refuge across Rea Road, per CLDSM, 11.41, complying with ADA/PROWAG standards. The pedestrian refuge also meets the Charlotte WALKS Policy.~~

7. ~~Site plan and conditional note(s) revisions to label the private street as a CLDSM, 11.13 Private Street.~~

8. ~~**OUTSTANDING (02/15/21):** 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.~~

9. ~~**OUTSTANDING:** Adjust note III.f. to read that all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. 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 curblin
e as determined by CDOT and Planning during the permitting process.
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.

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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>