

Rezoning Transportation Analysis

Petition Number: 2020-200

General Location Identifier: 14510317 and 14510318

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Revision Log:

Date	Description
12-28-2020	First Review (KP)
01-21-2021	Second Review (KP)
02-18-2021	Third Review (EL, KP)

General Review Information

This site is located on West Boulevard, a State-maintained major thoroughfare, inside the limits of Route 4. Additionally, this site is located within the West Corridor and inside the limits of the Westside Strategy Plan Study Area and the West Boulevard Corridor Plan.

Active Projects Near the Site:

- West Boulevard Corridor Implementation, CIP Project ID# PMES181547
 - Construct numerous bicycle and pedestrian improvements along West Boulevard from Camden Road to Billy Graham Parkway.
 - The project is currently under construction.
- New traffic signal at Walton Avenue and West Boulevard.
 - The project is currently under construction.

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

This site is located on West Boulevard, a State-maintained major thoroughfare, approximately ¼ mile west of Remount Road. The proposed project is requesting to change the site's rezoning from R-22MF/R-4 to Urban Residential-2 (UR-2). The review of this petition was conducted in partnership with NCDOT to align with their separate permitting process. There is an active West Boulevard Corridor CIP project under construction near the site, installing bicycle and pedestrian improvements along West Blvd. Additionally, there is a new signal being installed at Walton Ave. and West Blvd.

To ensure that the transportation improvements associated with this project complement the adjacent CIP project, CDOT is coordinating with the project team to determine the most appropriate improvements to

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ensure compliance with the Transportation Action Plan (TAP), Vision Zero principles, and the Urban Street Design Guidelines. A community meeting was held on January 7, 2021 and, as a result, a new site plan was submitted on February 12, 2021. The new site plan reduced the rezoning footprint, leaving half of Parcel 14510317 as R-4 zoning.

Site plan revisions are needed to meet ordinance requirements and the outstanding items including, but not limited to, constructing left-turn lanes on West Boulevard and the proposed access drive, providing pedestrian connectivity throughout the site and to the Irwin Creek Greenway, and labeling and dimensioning right-of-way and other infrastructure related items. Further details are listed below.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant			Tax Record
Entitlement with Current Zoning	Single Family (R-4 4.17 acres)	16 Dwellings	1,110	General Guidance from Planning
	Apartments (R-22 7.67 acres)	168 Units		
Proposed Zoning	Apartments	230	1,255	Site Plan: 11-12-20
Proposed Zoning	Apartments	200	1090	Site Plan: 01-11-21

Provide comments to the specified comments below.

Outstanding Issues

Strikethrough = Resolved

1. **Outstanding Comment (site plan dated 02-12-2021) Curblin**e:
 - a. **West Boulevard:** Relocate the existing curb and gutter to the future location at 38-feet from the road centerline to back of curb, to accommodate a future 4-lane Avenue road cross section with buffered/separated bike lanes and left-turn lanes.

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 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. **Outstanding Comment (site plan dated 02-12-2021) Right-of-way Dedication:**
 - a. **West Boulevard:** Revise site plan and conditional note(s) to commit to dedicate 56-feet of right-of-way from the road centerline, to provide 2-feet behind the proposed sidewalk.
 - b. **Paper Right-of-way:** Revise the site plan and conditional notes to dedicate 56-feet of total right-of-way, 28-feet of right-of-way from the paper right-of-way centerline.

Label and dimension the right-of-way from the centerline of each road on the site plan.

4. **Outstanding Comment (site plan dated 02-12-2021)** Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip and 8-foot sidewalk on West Boulevard, as well as an 8-foot planting strip and 6-foot sidewalk on Proposed Public Roads 1 and 2, unless otherwise required

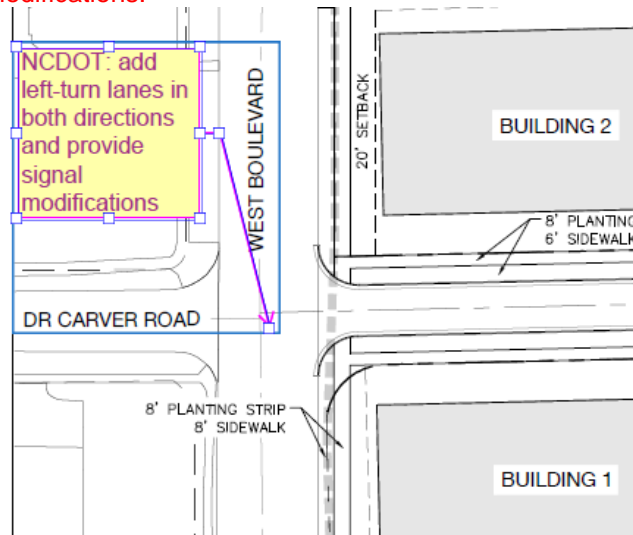
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by the Subdivision Ordinance. The site plan needs to label and dimension both items from the road centerline.

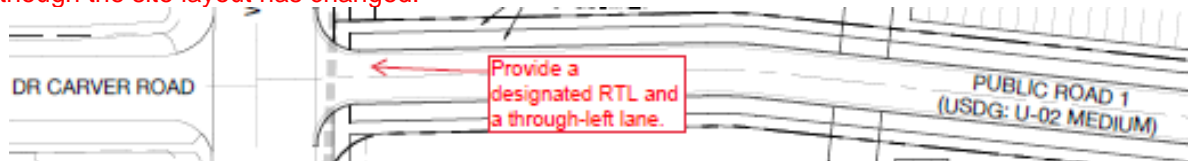
- Outstanding Comment (site plan dated 02-12-2021)** In accordance with the Charlotte BIKES Plan, revise the site plan and conditional notes by committing to the construction of an 8-foot buffered bike lane along the site's West Boulevard frontage. The site plan needs to label and dimension the buffered bike lane from the road centerline.
- Outstanding Comment (site plan dated 02-12-2021)** Revise the site plan and conditional notes by committing to the construction of two left-turn lanes, on West Boulevard, and providing left turning movements onto Dr. Carver Road and Proposed Public Road 1. Additionally, signal modifications will be required to accommodate the additional left-turn lanes and the addition of Public Road 1 as the fourth leg of the intersection. These improvements will be required to be built to NCDOT Standards.
Update to Comment (01-12-2021 Site Plan): A conditional note committing to the left-turn lanes and signal modifications needs to be included. Additionally, include a conditional note that commits to coordinating with NCDOT, during permitting, to determine storage lengths, tapers, and any other potential lane striping modifications.



- ~~Revise the site plan and conditional notes by providing a designated right-turn lane on Public Road 1, to turn onto eastbound West Boulevard, and a combined through/left turn lane to cross West Boulevard or to turn onto eastbound West Boulevard.~~

~~**Update to Comment (01-12-2021 Site Plan):** Please show lane striping on Public Road 1. Include turn lane striping as well.~~

~~**Update to Comment (02-12-2021 Site Plan):** The turn lane striping still needs to be shown even though the site layout has changed.~~



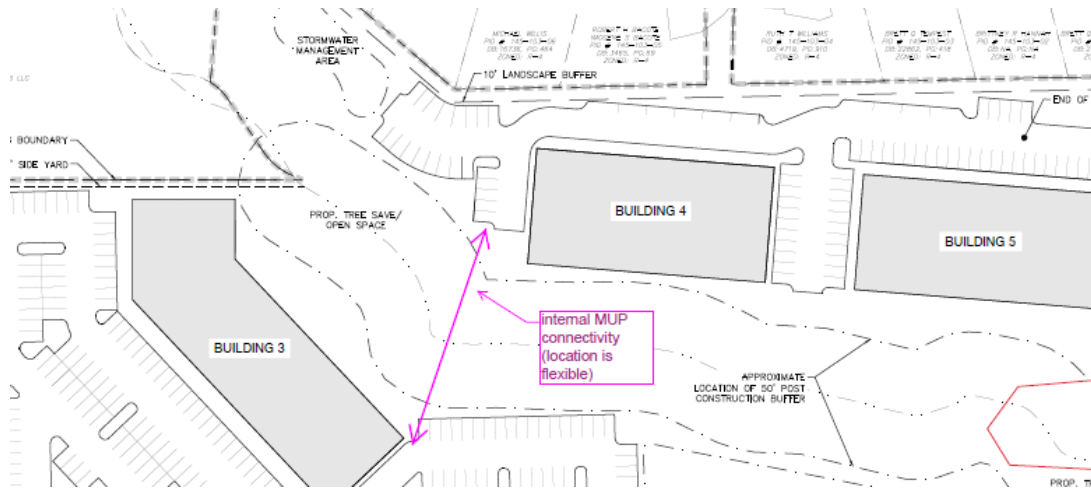
- ~~Revise the site plan and conditional notes by committing to the construction of an internal, 12-foot wide, shared-use path to connect the development area for proposed Buildings 4 and 5 to the development area for proposed Buildings 1, 2, and 3.~~

~~**Update to Comment as a result of the 01-12-2021 Site Plan:** Comment addressed with additional vehicular connection between building areas.~~

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- 9. **Outstanding comment (02/12/2021 Site Plan):** Revise the site plan and conditional notes by committing to coordinate with Charlotte-Mecklenburg Schools (CMS) to provide a pedestrian connection/access to the Irwin Creek Greenway. The ICG currently has a trailhead located within the adjacent property of the Berringer Academic Center.

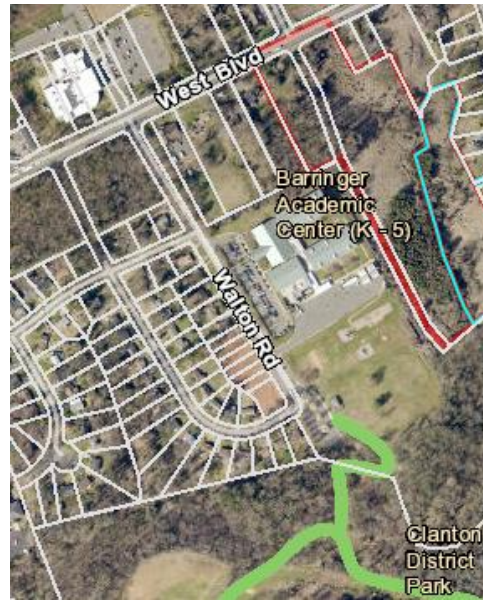
Update to Comment (01-12-2021 Site Plan): Include the conditional note to coordinate with CMS to make the connection to the Irwin Creek Greenway Trailhead.



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10. **Outstanding Comment (site plan dated 02-12-2021):** Revise the site plan and conditional notes by committing to coordinate with CATS, during permitting, to make improvements to the existing bus stop on West Boulevard. The site plan needs to show the existing bus stop.



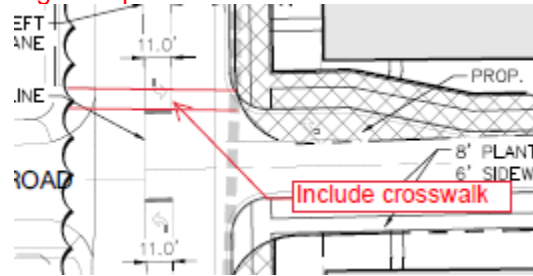
11. A site plan note(s) specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued is needed. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.
12. A site plan note specifying that all 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.

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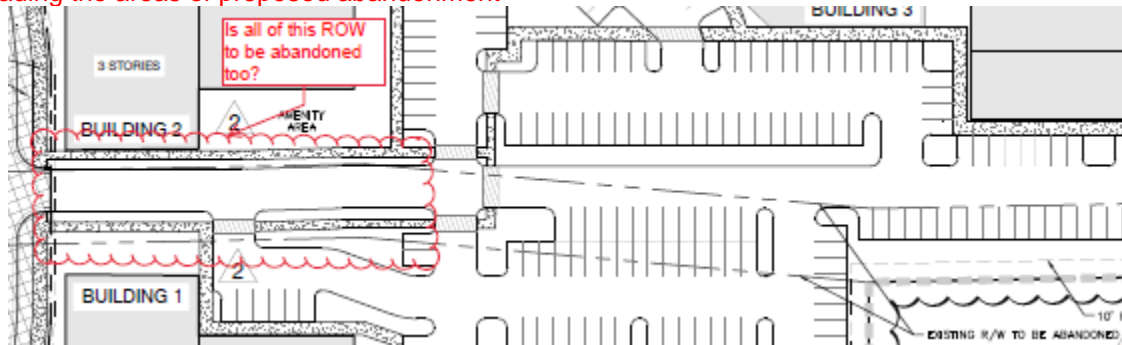
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13. **Outstanding Comment (01-12-2021 site plan):** Revise the site plan and conditional notes to commit to restriping the existing crosswalk, the Dr. Carver/Public Road 1 and West Boulevard intersection, in addition to the turn-lane and signal improvements.



14. **New Comment (02/12/2021 Site Plan):** Please clearly indicate the limits of right-of-way abandonment. Will the entire access drive off of West Boulevard be private? I would recommend shading the areas of proposed abandonment



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.
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.

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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>