

Rezoning Transportation Analysis
Petition Number: Insert Zoning Petition #2021-001
General Location Identifier: Tax ID 09309816

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Reviewer: Walta Blackmon
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Revision Log:	Date	Description
	02-25-21	First Review (WB)

General Review Information

The site is located on Shamrock Drive (City-Maintained, Minor Thoroughfare) and Downs Avenue (City-Maintained, Local Street), between Newell Avenue and Farley Street. The petition is in the East Wedge and is inside Route 4. Applicable area plans include the Eastside Plan Study Area.

Active Projects Near the Site:

- Shamrock Drive Complete Street Project
 - Constructing buffered bike lanes, pedestrian crossings, and streetscape improvements from Newell Ave to Flamingo Ave
 - 90% Design / Real Estate early 2021
 - General Services PM: Mark Grimshaw
 - <https://charlottenc.gov/Projects/Pages/ShamrockDriveStreetUpgrade.aspx>

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 City-maintained minor thoroughfare (Shamrock Drive) and a City-maintained local road (Downs Avenue). As this is a conventional rezoning, a Traffic Impact Study (TIS) is not required as part of the rezoning process. The petitioner's site is within the limits of the City's Shamrock Drive Complete Street Project. The CIP will upgrade Shamrock Drive from Newell Avenue to Flamingo Avenue to better serve bicyclists, pedestrians, motorists and adjacent neighborhoods and businesses. CDOT will work with the petitioner during permitting to coordinate with this project, and any other projects in the area, and determine development requirements. There are no outstanding CDOT issues.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation	Source
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			(vehicle trips/day)	
Existing Use	Vacant	-	-	Tax Record
Entitlement with Current Zoning	Single Family (R-5 0.27 acres)	1	10	General Guidance from Planning
Proposed Zoning	Single Family	2	20	Site Plan: 12-03-20

Provide comments to the specified comments below.

Outstanding Issues

Strikethrough = Resolved

1. Traffic Study:

A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to this petition being a conventional rezoning petition. If during the permitting process the site generates more than 2,500 daily trips, then a traffic study will be required.

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.
1. 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.
2. 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.
3. All proposed commercial driveway connections to a future public street will require a driveway permit submitted to CDOT for review and approval.
4. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
5. 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.
6. 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>