

Rezoning Transportation Analysis
Petition Number: Insert Zoning Petition #2021-015
General Location Identifier: 11504601, 11504613

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Revision Log:

Date	Description
02-25-2021	First Review (KP)

General Review Information

This site is located at the corner of West Boulevard, a State-maintained major thoroughfare, and Holabird Lane, a City-maintained local street, inside the limits of Route 4. Additionally, this site is located within the West Corridor inside the limits of the Westside Strategy Area Plan Study and the West Boulevard Corridor Plan.

Active Projects Near the Site:

- West Boulevard Corridor Implementation
 - Construction of numerous bicycle and pedestrian improvements from Camden Road to Billy Graham Parkway.
 - Construction ongoing.

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 at the corner of West Boulevard, a State-maintained major thoroughfare, and Holabird Lane, a City-maintained local street. There is an ongoing project, West Boulevard Corridor Implementation, in the area constructing bicycle and pedestrian improvements. CDOT requests that the petitioner continue the required pedestrian infrastructure north of the property, roughly 230 feet, to help connect this site to the Southwest Recreation Center, creating safe pedestrian access to an existing recreation center serving existing and proposed residents. Site plan revisions are needed to meet ordinance requirements and the outstanding items including, but not limited to construction of the appropriate pedestrian infrastructure along the site's frontages, including on-street parking along Holabird Lane, and clarifying right-of-way dedication. Further details are listed below.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
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Existing Use	Vacant	-	-	Tax Record
Entitlement with Current Zoning	Retail (B-1 2.56 acres)	25,600 SF	2,380	General Guidance from Planning
Proposed Zoning	Townhomes	31 Units	195	Site Plan: Dec. 2020

Provide comments to the specified comments below.

Outstanding Issues

Strikethrough = Resolved.

1. Curb Line:

- a. **West Boulevard:** The future curb line for West Boulevard will be 32.5-feet from the existing road centerline to back-of-curb.
- b. **Holabird Lane:** The petitioner will construct the curb 17.5-feet from the existing road centerline to the back-of-curb.

Revise the site plan by labeling and dimensioning the back-of-curb from the centerline of each road.

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. Right-of-way:

- a. **West Boulevard:** Revise the site plan and conditional notes by dedicating 50.5-feet of right-of-way from the existing road centerline.
- b. **Holabird Lane:** Revise the site plan and conditional notes by dedicating 35.5-feet of right-of-way from the existing road centerline.

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

4. Per Chapter 19 and Chapter 20, revise the site plan and conditional notes by committing to the construction of an 8-foot planting strip and 6-foot sidewalk along the site’s Holabird Lane frontage. Additionally, construct an 8-foot planting strip and 8-foot sidewalk, along the site’s West Boulevard frontage, relative to the future back-of-curb location.

Label and dimension each item from the centerline of each road.

5. Revise the site plan and conditional notes by constructing an 8-foot buffered bike lane, 3-foot buffer with 5-foot travel lane, along the site’s West Boulevard frontage.

Label and dimension from the centerline of West Boulevard.

6. Revise the site plan and conditional notes to commit to construct on-street parking along the site’s Holabird Lane frontage. This on-street parking will be constructed in accordance with CLDSM Details 50.09C and 50.09D.

7. Revise the site plan and conditional notes by committing to extending the 8-foot planting strip and 6-foot sidewalk, along Holabird Lane, to the existing sidewalk at the cul-de-sac of Holabird Lane. This sidewalk will provide a pedestrian connection from West Boulevard to the Southwest Recreation Center where a gap currently exists and would assist CDOT in finishing an important pedestrian connection.

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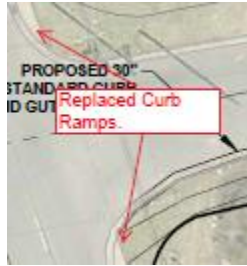
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8. Revise the site plan and conditional notes by committing to the replacement of the ADA compliant curb ramps at the intersection of West Boulevard and Holabird Lane.



9. 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.

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.
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.

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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>