

Rezoning Transportation Analysis
Petition Number: Insert Zoning Petition #2021-017
General Location Identifier: Tax ID 08904208

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Revision Log:	Date	Description
	02-25-21	First Review (EL)
	03-25-21	Second Review (KP)

General Review Information

The petition is located adjacent to Sugar Creek Road (State-maintained, Major Thoroughfare) and Munsee Street (City-maintained, Local Street). The petition is in the Northeast Wedge and is outside Route 4. There is no applicable area plan.

Active Projects Near the Site:

- None.

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 Sugar Creek Road (a State-maintained, Major Thoroughfare Road), Munsee Street (City-maintained, Local Street) and Yuma Street (City-maintained, Local Street). While the proposed rezoning is designated as 285 vehicle trips/day based on apartment use, this is less than the entitlement zoning designation with 355 vehicle trips/day. This petition does not propose access off Sugar Creek Road and there is an existing southbound left-turn lane from Sugar Creek Road to Munsee Street, where a potential site access is planned. The proposed project is including Workforce Housing. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to widening the proposed sidewalks, replacing valley gutter for curb and gutter, dedicating additional public right-of-way, clarifying transportation improvement phasing, and clarifying accessible ramp construction. Further details are listed below.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	7 Dwellings	95	Tax Record
Entitlement with	Single Family	1 Dwelling	355	RZ 2018-154

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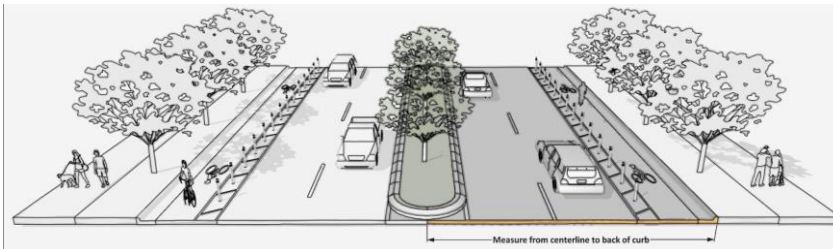
Current Zoning	Community Center Apartments	2,500 SF 50 Units		
Proposed Zoning	Apartment	52 Units	285	Site Plan: 01-12-21

Provide comments to the specified comments below.

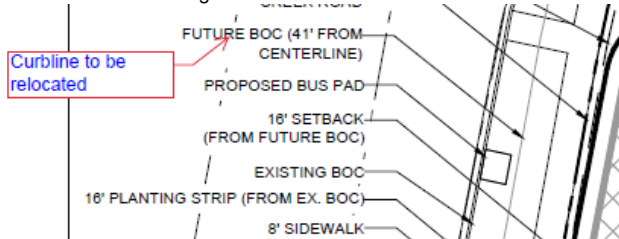
Outstanding Issues

~~Strikethrough~~ = Resolved

1. **Curblines:** The proposed zoning district has a setback measured from back of the existing or proposed future curblines.
 - a. **Sugar Creek Road:** Location of curb and gutter needs to be relocated to 41-foot from road centerline to back of future curb, to accommodate a future 4+ Boulevard road cross section with buffered/separated bike lanes, in accordance with Charlotte BIKES policy.



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



- b. **Munsee Street:** Replace the existing valley gutter for CLDSM standard curb and gutter at the existing edge-of-pavement along the rezoning property frontage. **Update to Comment as a Result of the 03/16/2021 Site Plan:** Revise the back of curb label "To be replaced with CLDSM 10.17A Standard 2'-6" Curb and Gutter"
- c. **Yuma Street:** Replace the existing valley gutter for CLDSM standard curb and gutter at the existing edge-of-pavement along the rezoning property frontage. **Update to Comment as a Result of the 03/16/2021 Site Plan:** Revise the back of curb label "To be replaced with CLDSM 10.17A Standard 2'-6" Curb and Gutter"

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.

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3. ~~Revise site plan and conditional note (Section 4.d.) to commit to dedicate 57 feet of right-of-way from the Sugar Creek Road centerline, to accommodate a future 4+ Boulevard road cross section with buffered/separated bike lanes. Label and dimension the right-of-way from the road centerline.~~

d. Additional Right-of-Way Along W. Sugar Creek Rd. The Petitioner will dedicate and convey fifty (50) feet of right-of-way from the existing center line of W. Sugar Creek to CDOT/NC DOT as generally depicted on the Rezoning Plan. [57]

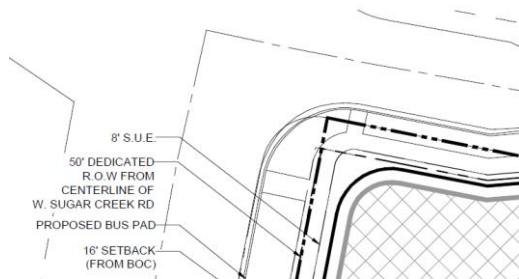
4. The proposed dwelling units exceeds 12 per acre. Per Chapter 20: Subdivision Ordinance, site plan and conditional note(s) revisions are needed to commit to construct an 8-foot planting strip and 8-foot sidewalk along all public street road frontages; currently the site plan shows this for W Sugar Creek Rd only. The wider sidewalk also meets the Charlotte WALKS Policy.

Reference (CLDSM standard detail U-03) for street typical.

Update to Comment as a Result of the 03/16/2021 Site Plan: 8-foot sidewalk required on all frontages. Revise the site plan to incorporate the 8-foot sidewalk on Yuma Street and Munsee Street.

Commented [BR1]: Upgrade to 8' sidewalk to be consistent with 180

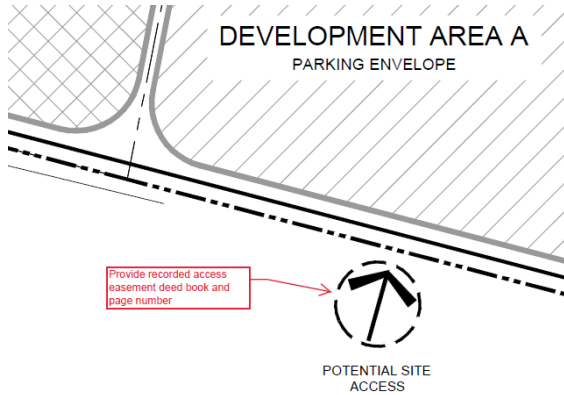
5. ~~Revisions are needed to revise conditional note (Section 4.f.) to clarify that two directional ADA ramps will be constructed at the corner of Munsee and Sugar Creek Road, in accordance with CLDSM and Public Right-of-Way Accessibility Guidelines (PROWAG), as correctly shown on the proposed site plan.~~



f. The Petitioner will construct two (2) directional ADA ramps at the corner of Munsee Street and Yuma Street, and ~~one (1)~~ directional ADA ramp at the corner of Munsee and W. Sugar Creek Road as generally depicted on the Rezoning Plan. [two (2)]

6. **Outstanding:** Site plan and conditional note(s) revisions are needed to revise conditional note (Section 4.a.) to provide a recorded access easement with the owner of PID (08904203).

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b. **Driveways/Pedestrian Connections.** The driveways generally depicted on the Rezoning Plan will be designed as indicated on the Rezoning Plan and treated as private driveways. Driveway and pedestrian connections generally depicted on the Rezoning Plan from adjoining properties may be allowed in the location(s) shown on the Rezoning Plan subject to development issues and constraints reasonably determined by Petitioner.

Either provide a cross access easement deed book or page number with the adjacent property owner or clarify that a cross access easement will be pursued with PID 08904203

Update to Comment as a Result of the 03/16/2021 Site Plan: Revise note 4.a to read "Access to the site will be from Munsee Street and Yuma Street. Pending acquisition of a cross-access easement from Mayfield Memorial Baptist Church (PID 08904203), additional access may be provided in the form of an internal driveway connection"

a. **Access.** Access to the Site will be from Munsee Street and Yuma Street. Potential access may be provided from the adjoining Mayfield Memorial Baptist Church via an internal driveway as generally depicted on the rezoning plan.

7. 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. Revise conditional note (Section 4.e.) below.

e. **Right-of-Way Dedication & Sidewalk Easement:** The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

8. 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.

g. The required transportation improvements shall be approved and constructed prior to the release of a certificate of occupancy for the first building on the Site subject to the Petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the last certificate of occupancy.

5. Setbacks and Streetscape Improvements

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.

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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.
2. 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.
3. 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.
4. All proposed commercial driveway connections to a future public street will require a driveway permit submitted to CDOT for review and approval.
5. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
6. 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.
7. 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.
8. 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>