

# Rezoning Transportation Analysis

Petition Number: Insert Zoning Petition #2021-023

General Location Identifier: Tax IDs: 22327148, 22327149, 22327150, 22327151, 22327152

**From: Robyn Byers, Ph.D.**

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**Reviewer:**

**Walta Blackmon**

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## Revision Log:

Date	Description
02-25-2021	First Review (LJ)
03-25-2021	Second Review (LJ)
04-28-2021	Third Review (WB)
05-12-2021	Fourth Review (WB)

## General Review Information

The site is located adjacent to Marvin Road (State-maintained, Minor Thoroughfare) and Old Ardrey Kell Road (State-maintained, Local Street). The site is in the South Wedge and is outside Route 4. There is no applicable area plan.

## Active Projects Near the Site:

- Project Marvin Road Sidewalk Project
  - Install sidewalk on northeast side of Marvin Rd. from Johnston Rd/US-521 to Ardrey Kell Rd (proposed mid-block crossing/pedestrian refuge near Longstone Ln)
  - Out for Bid
  - General Services PM: Derrel Poole
  - <https://charlottenc.gov/Projects/Pages/MarvinRdSidewalk.aspx>

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*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.*

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Based on our review of the petition, we offer the following information for your consideration.

## Transportation Summary

The site is located on a State-maintained Minor Thoroughfare road (Marvin Road) and a City-maintained Collector road (Old Ardrey Kell Road). There is an active project in the area, Marvin Road Sidewalk Project, which has constructed sidewalk on Marvin Rd. from Johnston to Ardrey Kell Rd. The Petitioner has coordinated with General Services regarding Marvin Road Sidewalk Project for pedestrian sidewalk and refuge access. The petitioner commits to relocating driveways on Marvin Road and Old Ardrey Kell Road, a left turn lane with 100-foot storage lane on Marvin Road, a right in/right out (RI/RO) access with both a porkchop and centerline median on Old Ardrey Kell Road, and utilizing 100-foot protected driveway stems. CDOT will continue to coordinate with the petitioner during permitting regarding their access on Old Ardrey Kell Rd to allow for more left-turn storage capacity, as feasible. CDOT has no further comments.

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## Trip Generation

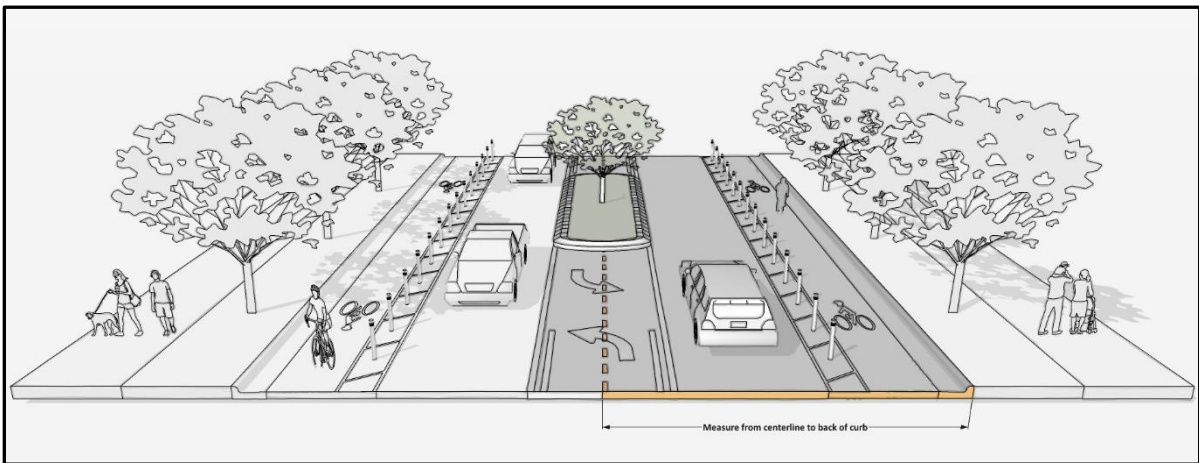
Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	5 Dwellings	50	Tax Record
Entitlement with Current Zoning	Single Family (R-3 4.81 acres)	14 Dwellings	175	General Guidance from Planning
Proposed Zoning	Townhomes	53 Units	360	Site Plan: 01-25-21
Proposed Zoning	Townhomes	42 Units	280	Site Plan: 03-15-21

Provide comments to the specified comments below.

## Outstanding Issues

**Strikethrough = Resolved**

1. ~~Curbline:~~ The proposed zoning district has a setback measured from back of the existing or proposed future curbline.
  - a. **Resolved (03/18/2021): Marvin Road (NCDOT):** The future location of back of curb and gutter is 27' from the Marvin Road centerline. Label and dimension the curb and gutter from the centerline for each road on the site plan.



- b. **Resolved (03/18/2021): Old Ardrey Kell Road (NCDOT):** Location of curb and gutter is in its existing location.

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.

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3. **Resolved (03/18/2021):** ~~Revise site plan and conditional note(s) to commit to dedicate 35' right-of-way on Marvin Road from the road centerline. The site plan shall label and dimension the right-of-way from the road centerline.~~
4. **Resolved (03/18/2021):** ~~Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 6-foot sidewalk on Marvin Road and Old Ardrey Kell 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. **Resolved (03/18/2021):** Provide a left turn lane on Marvin Road as required by NCDOT. Restripe Marvin Road, per NCDOT Roadway Standard Drawing for PAVEMENT MARKINGS Turn Lanes, 1205.05, to accommodate the left turning lane to include 100' storage.
6. **Resolved (03/18/2021):** Petitioner will relocate the driveway access point on Marvin Road, as shown per NCDOT, and provide 100' driveway stem.
7. **Resolved (03/18/2021):** Petitioner will relocate the driveway access point on Old Ardrey Kell Road. The access point will be a RI/RO with a porkchop median and a center median that will begin from the driveway across the street and continue to the end of the Left Turn Lane (LTL) taper to Marvin Road, as shown per NCDOT and provide 100' driveway stem.
8. **Resolved (03/18/2021):** Site plan and conditional note(s) revisions are needed to meet CLDSM standards as required by NCDOT. Provide a pedestrian refuge across Marvin Road, per CLDSM, 11.41, complying with ADA/PROWAG standards. The pedestrian refuge also meets the Charlotte WALKS Policy.
9. **Resolved (03/18/2021):** ~~Resolved Petitioner shall coordinate with General Services PM: Derrel Poole regarding the Marvin Road Sidewalk Project regarding curb and gutter, planting strip, sidewalk, and pedestrian ADA/PROWAG accessible pedestrian ramps, pedestrian refuge, and pedestrian crossings.~~
10. **Resolved (03/18/2021):** 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.
11. **Resolved (03/18/2021):** 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.
12. **Rescinded (5/11/2021):** ~~Based on feedback from the community, please revise the dimension of the concrete island proposed on Old Ardrey Kell Rd. to allow room for more left turn storage at the Old Ardrey Kell and Marvin Rd. intersection.~~

## 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 curblines 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

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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>