

Rezoning Transportation Analysis
Petition Number: Insert Zoning Petition #2021-026
General Location Identifier: Tax ID 01914104

From: Robyn Byers, Ph.D.
 Robyn.Byers@ci.charlotte.nc.us
 704-336-7404

Reviewer: Eric Lemieux, PE
 Eric.Lemieux@charlottenc.gov
 704-336-2683

Revision Log:

Date	Description
02-25-21	First Review (EL)
03-25-21	Second Review (KP)
04-28-21	Third Review (EL)

General Review Information

The petition is located adjacent to Eastfield Road (State-maintained, Minor Thoroughfare) and Old Statesville Road (State-maintained, Major Thoroughfare). The petition is in the North Corridor and is outside Route 4. Applicable area plans include the Northlake Area Plan.

Active Projects Near the Site:

- Old Statesville Rd (NC 115) Widening – Harris Blvd to I-485
 - NCDOT State Transportation Improvement Program (STIP) Project# U-5772
 - Right-of-way Acquisition in 2029 (Construction Year undetermined)

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 State-maintained major thoroughfare road (Old Statesville Road) and Eastfield Road (State-maintained, Minor Thoroughfare). The site abuts the I-485 Interchange, which is located to the south of this site. The TIS was approved on March 17, 2021, and requires turn lane improvements at the intersections of Old Statesville Road & Eastfield Road/Alexandriana Road and Eastfield Road & Bryton Corporate Center Drive/Site Access 1. Additionally, there will be required improvements along Old Statesville Road at Site Access 2 and Eastfield Road at Site Access 3. Lastly, in accordance with the City's WALKS and BIKES policies, the petitioner will construct a 12-foot shared-use path along Old Statesville Road, and will dedicate a sidewalk utility easement for a future shared-use path to be constructed by others on Eastfield Road. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to incorporating additional conditional notes regarding right-of-way dedication and transportation improvement phasing commitments. Further details are listed below.

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-4 20.55 acres)	82 Dwellings	870	General Guidance from Planning
Proposed Zoning	Automobile Sales	120,000 SF	3,410	TIS submitted: 2/17/21
Proposed Zoning	Automobile Sales	80,000 SF	2,265	Site Plan: 3/15/21

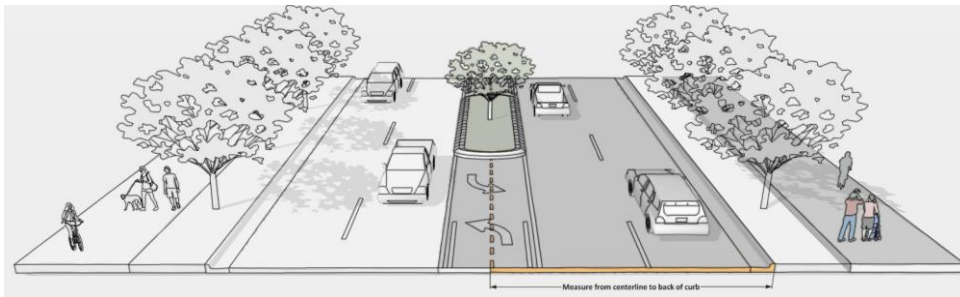
Provide comments to the specified comments below.

Outstanding Issues

Strikethrough = Resolved

1. **Curbline:**

- a. ~~Eastfield Road: The future location of curb and gutter is in its existing location.~~
- b. ~~Old Statesville Road: The future location of curb and gutter needs to be installed at the existing edge of pavement, per Chapter 19-174 of the City Code.~~



~~**Update to Comment as a Result of the 03/16/2021 Site Plan:** Revise the site plan and conditional notes to commit to the construction of this curb line on Old Statesville Road.~~

2. **Traffic Study:**

~~A Traffic Impact Study is necessary for the complete review of this petition due to the site generating more than 2,500 daily trips.~~

~~Staff will receive the petition and begin review, but the public hearing will not be scheduled until the TIS is approved to allow for the minimum time necessary for CDOT to review the study and reach agreement with the petitioner on the required transportation commitments. *Any agreed upon commitments shall be included on the last site plan submitted no fewer than 4 weeks prior to the public hearing.* Therefore, additional traffic mitigation comments may be forthcoming once the TIS is approved by CDOT (and NCDOT).~~

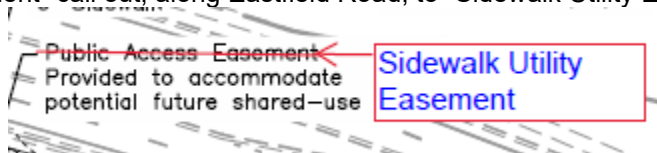
~~**Update to Comment as a Result of the 03/16/2021 Site Plan:** Please include the transportation improvements, established in the TIS, in the conditional notes. Additionally, revise the site plan to reflect these transportation improvements at the relative intersections and site accesses.~~

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Table A - Recommended Improvements	
Intersection	Recommendations
Old Statesville Road at Eastfield Road / Alexandriana Road	<ul style="list-style-type: none"> • Provide a northbound right turn lane on Old Statesville Road with 200 feet of storage and appropriate taper • Extend westbound left turn lane on Eastfield Road by an additional 300 feet of storage
Old Statesville Road at I-485 Outer Loop Ramps	<ul style="list-style-type: none"> • No improvements recommended
Old Statesville Road at I-485 Inner Loop Ramps / Vance Davis Drive	<ul style="list-style-type: none"> • No improvements recommended
Eastfield Road at Bryton Corporate Center Drive / Site Access 1	<ul style="list-style-type: none"> • Provide northbound left turn lane on proposed Site Access with 200 feet of storage and appropriate taper • Provide an eastbound right turn lane on Eastfield Road with 100 feet of storage and appropriate taper • Modify traffic signal accordingly • Design site access according to NCDOT standards
Old Statesville Road at Site Access 2	<ul style="list-style-type: none"> • Provide a northbound right turn lane on Old Statesville Road with 125 feet of storage and appropriate taper • Design site access according with NCDOT standards
Eastfield Road at Site Access 3 (Option B Only)	<ul style="list-style-type: none"> • Provide an eastbound right turn lane on Eastfield Road with 100 feet of storage and appropriate taper • Design site access according with NCDOT standards

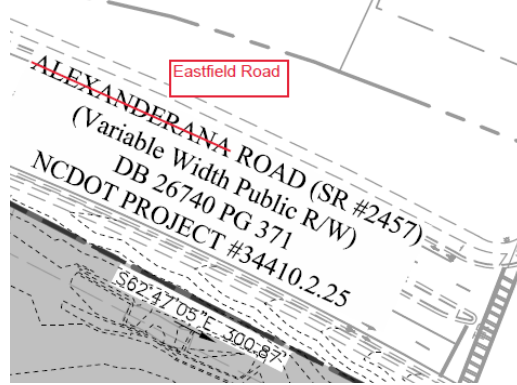
3. ~~Site plan and conditional note (Section 3.a.) revisions are needed to commit to construct an 8-foot planting strip and 12-foot shared-use path, per Chapter 19-174 of the City Code and the Charlotte BIKES Policy, along Old Statesville Road and Eastfield Road. The site plan shall label and dimension both items from the back of curb and gutter and road centerline.~~

Update to Comment as a Result of the 03/16/2021 Site Plan: Revise the site plan by changing the "Public Access Easement" call out, along Eastfield Road, to "Sidewalk Utility Easement".



4. ~~Revise the site plan to correct the road name "Alexanderana Road" to "Eastfield Road." Alexandriana Road transitions to Eastfield Road, east of the intersection with Old Statesville Road.~~

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5. **Outstanding Comment:** A site plan note 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. The site plan shall label and dimension the proposed right-of-way to be dedicated from the road centerline.
6. **Outstanding Comment:** 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. 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.

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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>