

**Rezoning Transportation Analysis**  
**Petition Number: Insert Zoning Petition #2021-036**  
*General Location Identifier: Tax ID 06306125*

**From: Robyn Byers, Ph.D.**  
 Robyn.Byers@charlottenc.gov  
 704-336-7404

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

**Revision Log:**

| Date     | Description        |
|----------|--------------------|
| 04-29-21 | First Review (EL)  |
| 05-27-21 | Second Review (EL) |
| 06-24-21 | Third Review (EL)  |
| 7-26-21  | Fourth Review (KP) |

**General Review Information**

The petition is located adjacent to South Hoskins Road, a City-maintained minor thoroughfare, and Gossett Avenue, a City-maintained minor collector. The petition is in the Northwest Wedge outside Route 4. Applicable area plans include the Thomasboro/Hoskins Area Plan (p. 31).

**Active Projects Near the Site:**

- N/A

---

*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 minor thoroughfare road (South Hoskins Road, City-maintained). The existing use generates no vehicle trips/day, as it is a vacant office building, and will only increase to 35 vehicle trips/day with the proposed apartment use. The petitioner has committed to installing streetscape improvements and dedicating right-of-way along South Hoskins Road, to plan for a three-lane road that will include on-street bike facilities in accordance with Charlotte BIKES. The petitioner will meander the proposed sidewalk to preserve existing trees. All CDOT items are addressed.

**Trip Generation**

| Scenario     | Land Use | Intensity | Trip Generation (vehicle trips/day) | Source      |
|--------------|----------|-----------|-------------------------------------|-------------|
| Existing Use | Vacant   | -         | -                                   | Tax Record  |
| Entitled Use | Day Care | 8,000 SF  | 385                                 | RZ 1990-080 |

# Rezoning Transportation Analysis

Petition Number: Insert Zoning Petition #2021-036  
 General Location Identifier: Tax ID 06306125

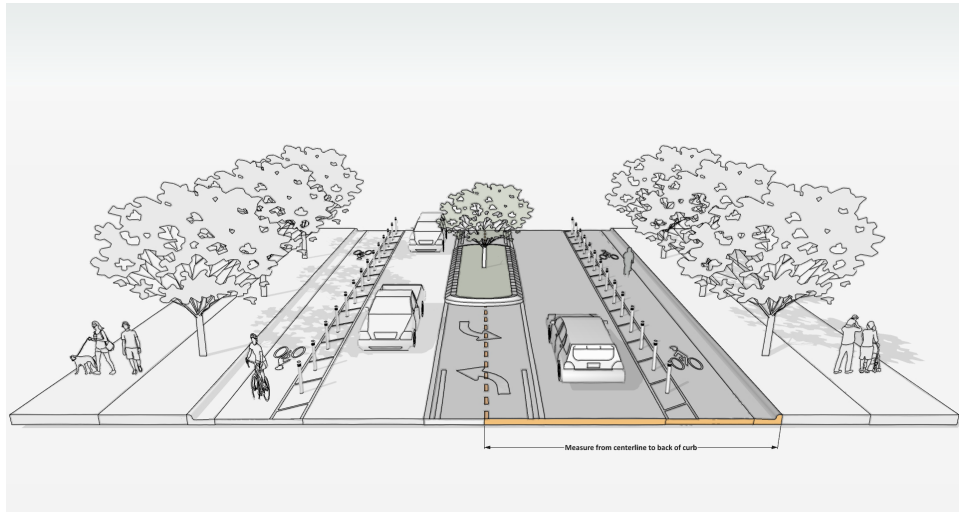
|              |            |         |    |                      |
|--------------|------------|---------|----|----------------------|
| Proposed Use | Apartments | 8 Units | 45 | Site Plan: 1/22/2021 |
| Proposed Use | Apartments | 6 Units | 35 | Site Plan: 6/14/2021 |

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. ~~**South Hoskins Road:** The future location of curb and gutter is 27.5 feet from road centerline. While the existing curb and gutter may remain in place, show the future curbline location for reference.~~



- b. ~~**Gossett Avenue:** The future 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:**~~

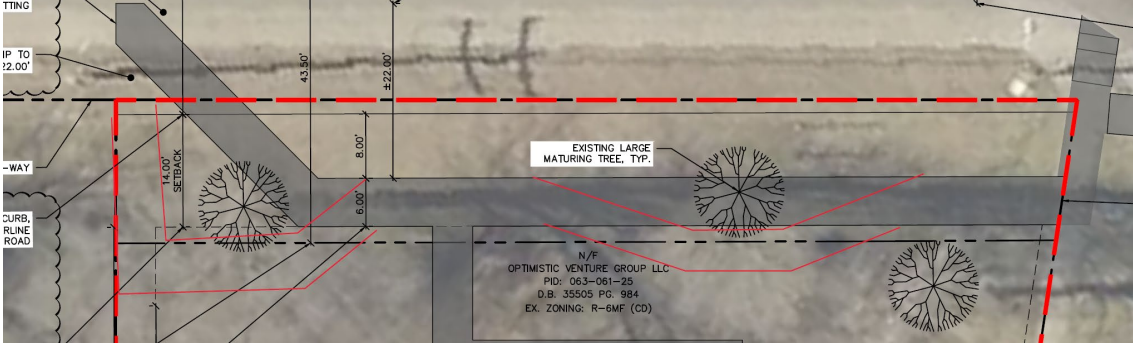
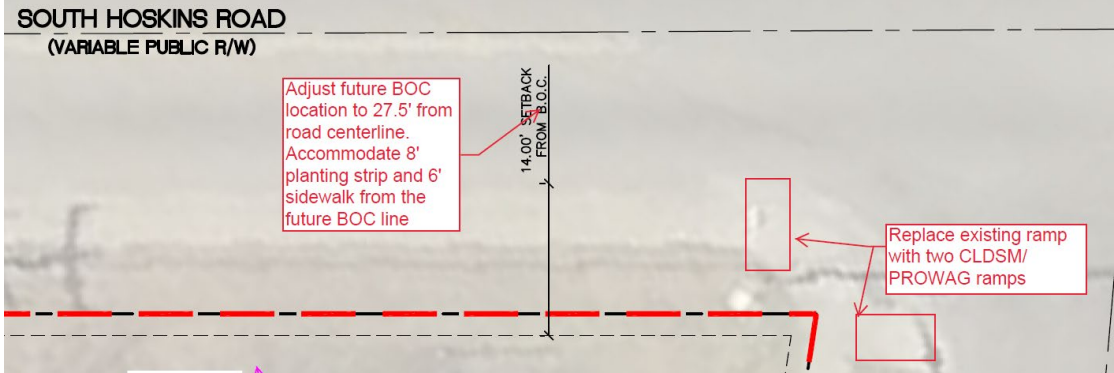
~~A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the site generating less than 2,500 daily trips. If during the permitting process the site generates more than 2,500 daily trips, then a traffic study will be required.~~

3. ~~**Update to comment (site plan dated 05.17.21):** meander the sidewalk to preserve existing trees. Sidewalk may be contained within a sidewalk utility easement 2 feet from proposed back-of-sidewalk, where located outside of the public right of way. Revise the site plan and conditional note(s) to commit to construct an 8-foot planting strip and 6-foot sidewalk on South Hoskins Road, labeled and dimensioned from the road centerline and future curb line location, in support of the Charlotte WALKS Council adopted policy. Replace the existing accessible ramp at the intersection with two standard CLDSM PROWAG directional ramps.~~

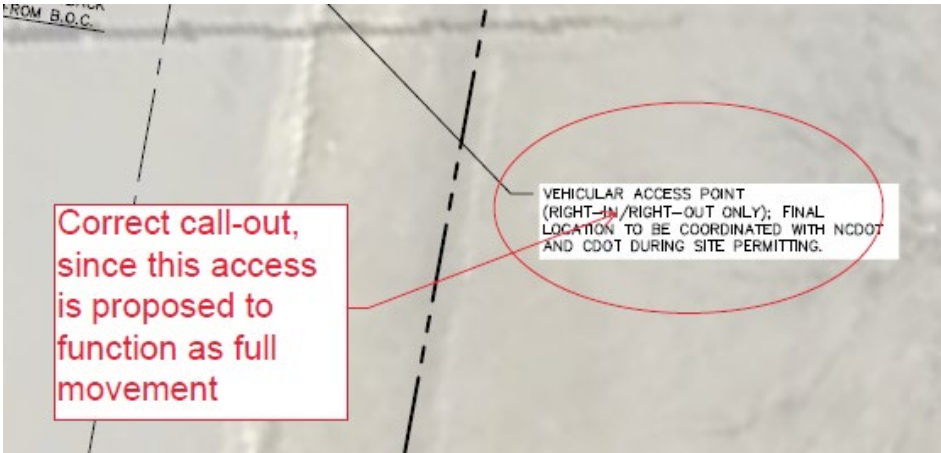
# Rezoning Transportation Analysis

Petition Number: Insert Zoning Petition #2021-036

General Location Identifier: Tax ID 06306125



- 4. ~~Site plan and conditional note(s) revisions are needed to dedicate and dimension 43.5 feet of right-of-way from the South Hoskins Road centerline, to accommodate the future cross section that accommodates a buffered bike lane facility per the Charlotte BIKES Council adopted policy.~~
- 5. ~~Site plan and conditional note(s) revisions are needed to correct the driveway call-out below.~~



- 6. ~~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.~~
- 7. ~~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.~~

**Rezoning Transportation Analysis**  
**Petition Number: Insert Zoning Petition #2021-036**  
*General Location Identifier: Tax ID 06306125*

**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.
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>