

**Rezoning Transportation Analysis**  
**Petition Number: Insert Zoning Petition #2021-040**  
*General Location Identifier: Tax ID 10505222*

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**Revision Log:**

Date	Description
04.29.2021	First Review (WB)
05.27.2021	Second Review (WB)
06.30.2021	Third Review (WB)

**General Review Information**

The petition is located adjacent to Rocky River Road, a State-maintained major thoroughfare, near Mortonhall Road, a City-maintained local street. The petition is in the East Wedge outside Route 4. Applicable area plans include the Rocky River Road Area Plan.

**Active Projects Near the Site:**

- Eastern Circumferential, Phase 2
  - 4-lane median-divided thoroughfare from Rosemallow Road to Rocky River Rd.
  - Unfunded project; 2030-2035 horizon year in MTP
- Eastern Circumferential, Phase 3
  - 4-lane median-divided thoroughfare from Rocky River Rd. to Plaza Rd. Extension
  - Unfunded project; 2036-2045 horizon year in MTP.

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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.*

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*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 major thoroughfare (Rocky River Road). The Petitioner commits to constructing a ¼ mile segment of the Caldwell Road Extension (Recommended CTP alignment), with dedicating 78' right-of-way for it. The petitioner commits to constructing 6-foot sidewalks with 8-foot planting strip on all local roads per Chapter 20, constructing bicycle facilities by installing 12' multi-use paths per CLDSM 10.42 on both sides of the Caldwell Rd Extension, and along the site's frontage on Rocky River Road, to meet the City Charlotte BIKE Policy, Realigning Rocky River Road by flattening the existing horizontal curve, and widening Rocky River Road to provide turn lanes at the proposed intersections per NCDOTS Standards. CDOT is working with the petitioner to fill in the sidewalk gap along the south side of Rock Rover Road as an offsite improvement. CDOT has no outstanding issues.

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**Trip Generation**

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	-	-	Tax Record
Entitled Use	Single Family	124 Dwellings	1,270	General guidance from planning
Proposed Use	Townhomes	200 Units	1,475	Site Plan: 2/9/2021

Provide comments to the specified comments below.

**Outstanding Issues**

**Strikethrough = Resolved**

~~1. **Curblines:**~~

~~a. **Caldwell Road Extension (Recommended on CTP):** 2+ Avenue, Location of curb and gutter is 30' from the road centerline to the back of curb.~~

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

~~2. **Traffic Study: (Choose One)**~~

~~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. Revise site plan and conditional note(s) to commit to dedicate 78' right-of-way for the Caldwell Rd Extension (Recommended CTP alignment). The site plan shall label and dimension the right-of-way.~~

~~4. Revise site plan and conditional note(s) to commit to dedicate 50' right-of-way from the Rocky River Road centerline. The site plan shall label and dimension the right-of-way from the road centerline.~~

~~5. Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 6-foot sidewalk on Public Local Roads per Chapter 20. The site plan shall label and dimension both items from the back of curb and gutter.~~

~~6. Revise site plan and conditional note(s) to commit to providing a public street stub to the north per Chapter 20 (Subdivision Ordinance).~~

~~7. Site plan and conditional note(s) revisions are needed to commit to construct bicycle facilities by installing 12' multi-use paths per CLDSM 10.42 on both sides of the Caldwell Rd Extension, and along the site's frontage on Rocky River Road, to meet the City Charlotte BIKE Policy. The site plan shall label and dimension the multi-use paths from the back of curb and gutter.~~

~~8. Site plan and conditional note(s) revisions are needed to commit to realign Rocky River Road to provide a flatter horizontal curve meeting NCDOT Standards.~~

~~9. Revise site plan and conditional note(s) to commit to widen Rocky River Road at Caldwell Rd Extension to provide a left turn lane and a right turn lane into the development per NCDOT standards.~~

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- ~~10. Revise site plan and conditional note(s) to commit to restrict the movement at new public street intersection to right turn-in, and right turn-out by installing a median that meets NCDOT standards. The median should not block access to the parcel across the street. The median should extend 50' past the tangent point on both sides of the driveway.~~
- ~~11. Site plan and conditional note(s) revisions are needed to commit to provide a 100' stem measured from the Rocky River Road R/W line per NCDOT Standards. No internal driveways are allowed within this stem.~~
- ~~12. Revise site plan and conditional note(s) to commit to widening Rick River Road to provide a right turn into the development at the new Local Road per NCDOT Standards.~~
- ~~13. Site plan and conditional note(s) revisions are needed to commit to constructing alley-fed town homes OR the use of shared driveway access between the individual properties to help produce a more organized and pedestrian-oriented form of access management per the City's Driveway regulations.~~  
**Rescinded 5-25-2021**
- ~~14. Add 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.~~
- ~~15. Revise site plan note III.5. 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.

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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>