

**Rezoning Transportation Analysis**  
**Petition Number: Insert Zoning Petition #2021-046**  
*General Location Identifier: 08705203*

**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
04-29-2021	First Review (EL&KP)
05-27-2021	Second Review (EL)

**General Review Information**

This site is located on Rutgers Avenue, a City-maintained local street, inside the limits of Route 4. Additionally, this site is located within the Northeast Wedge and is not located within any relative area plans.

**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 Rutgers Avenue, a City-maintained local street that stems off Sugar Creek Road. The petitioner has committed to providing an 8-foot planting strip, 6-foot sidewalk, and right-of-way dedication along the rezoning site frontage, in accordance with City Ordinances. All CDOT items are addressed.

**Rezoning Transportation Analysis**  
**Petition Number: Insert Zoning Petition #2021-046**  
*General Location Identifier: 08705203*

**Trip Generation**

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	1 Dwellings	10	Tax Record
Entitled Use	Single Family	1 Dwellings	10	General Guidance from Planning
Proposed Use	Townhomes	3 Units	15	Site Plan: 2/11/2021

**Provide comments to the specified comments below.**

**Outstanding Issues**

**Strikethrough = Resolved**

1. ~~**Curb line:** The proposed zoning district has a setback measured from back of the existing or proposed future curb line.~~
  - a. ~~**Rutgers Avenue:** The future location of curb and gutter will be located 13 feet from the existing centerline to back of curb.~~

~~Label and dimension the curb and gutter from the centerline.~~

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. ~~Revise site plan and conditional notes to commit to dedicate 28 feet of right-of-way from the Rutgers Avenue centerline. The site plan shall label and dimension the right-of-way from the road centerline.~~

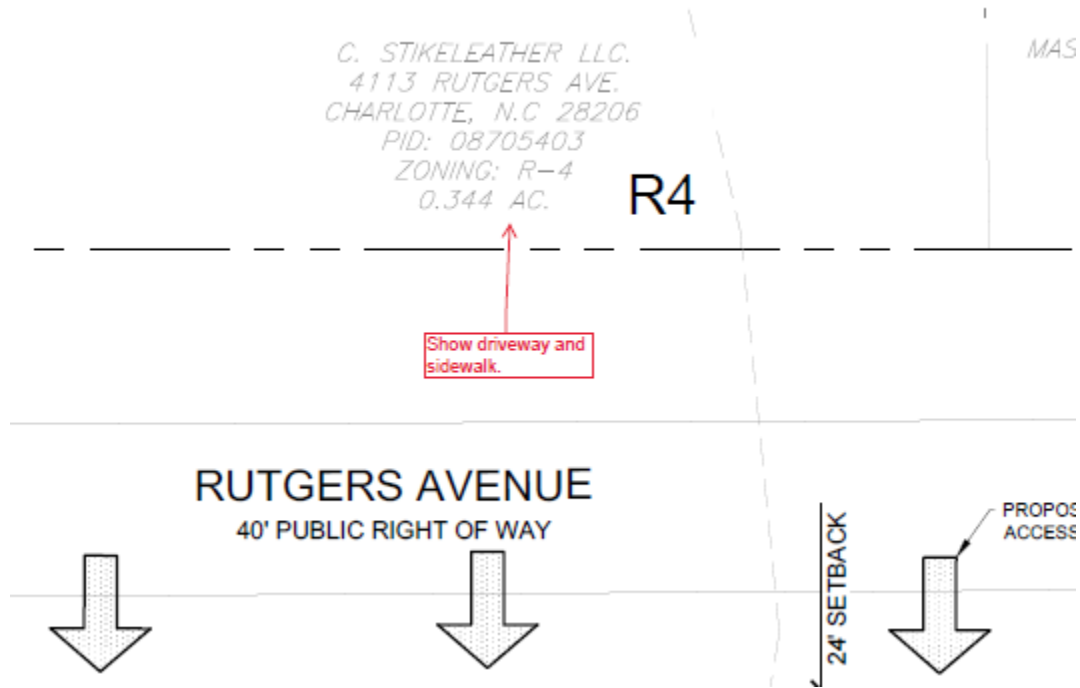
4. ~~Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 6-foot sidewalk along the site's Rutgers Avenue frontage, per Chapter 19. The site plan shall label and dimension both items from the road centerline.~~

5. ~~Revise conditional note C.2 to "The site will be served by private driveways, as generally depicted on the rezoning plan. Minor adjustments to the driveway locations will be permitted, subject to CDOT approval during the permitting process."~~

2. ~~As depicted on the rezoning plan, the site will be served by private driveways, and minor adjustment to the location of the driveway shall be allowed during the construction permitting process.~~

6. ~~Revise site plan by showing the driveway and sidewalk associated with PID 08705403 on the opposing side of Rutgers Avenue.~~

**Rezoning Transportation Analysis**  
**Petition Number: Insert Zoning Petition #2021-046**  
*General Location Identifier: 08705203*



- ~~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.~~
- ~~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.~~

**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 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.

**Rezoning Transportation Analysis**  
**Petition Number: Insert Zoning Petition #2021-046**  
*General Location Identifier: 08705203*

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>