

**Rezoning Transportation Analysis**  
**Petition Number: Insert Zoning Petition #2021-056**  
*General Location Identifier: 04105416*

**From: Brandon Brezeale, PE**  
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**Reviewer: Brandon Brezeale, PE**  
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**Revision Log:**

Date	Description
05-27-2021	First Review (EL)
08-24-2021	Second Review (BB)
09-24-2021	Third Review (BB)
10-18-2021	Fourth Review (WB)
01-27-2022	Fifth Review (PDM)

**General Review Information**

The petition is located adjacent to B Avenue, a City-maintained local street, east of Beatties Ford Road, a City-maintained major thoroughfare. The petition is in the North Corridor outside Route 4. Applicable area plans include the Westside Strategy Plan.

Active Projects Near the Site:

- N/A

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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 City-maintained local road (B Avenue), east of Beatties Ford Road, a City-maintained major thoroughfare. There is unmaintained right-of-way adjacent to the site where a new public roadway (C Avenue) will be constructed. The petitioner is installing public streets along the existing unmaintained right-of-way. Site plan revisions are needed to meet ordinance requirements and the outstanding items including, but not limited to, specifying the CLDSM roadway standards to which the public street will be constructed and adding standard CDOT conditional notes. Further details are listed below.

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**Trip Generation**

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	2 Dwellings	20	Tax Record
Entitled Use	Single Family (R-4 0.7 acres) Apartments (R-17MF 0.82 acres)	2 Dwellings 13 Units	90	General guidance from planning
Proposed Use	Apartments	36 Units	195	Site Plan: 2/22/2021
Proposed Use	Apartments	20 Units	110	Site Plan: 12/14/2021

Provide comments to the specified comments below.

**Outstanding Issues**

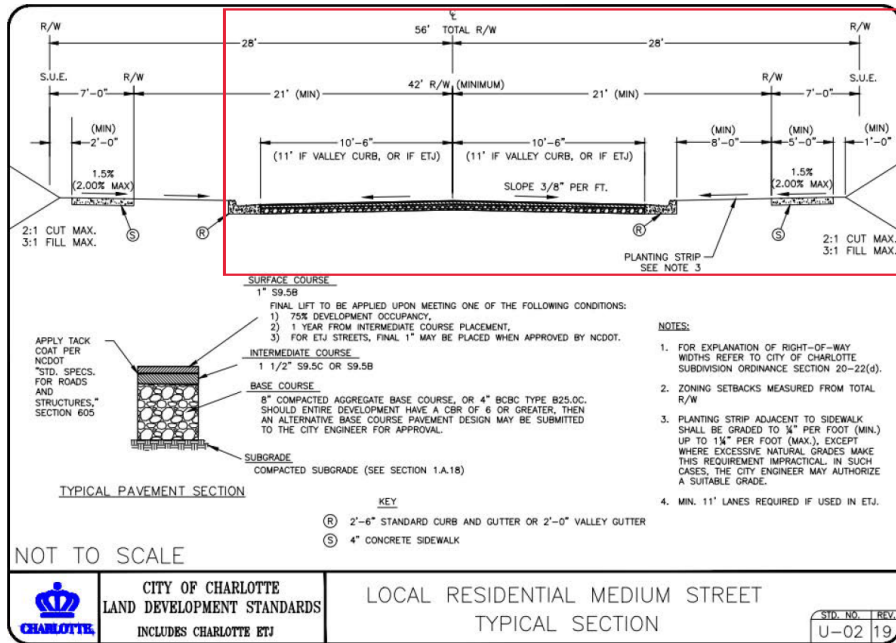
**Strikethrough = Resolved**

1. **Curblin**e: The proposed zoning district has a setback measured from back of the existing or proposed future curblin

  - a. ~~**B Avenue:** Location of 2'-6" curb and gutter needs to be installed 13-foot from B Avenue road centerline per CLDSM standard detail number U-02—Local Residential Medium Street Typical Section.~~
  - b. ~~**C Avenue (east west street formerly labeled as North Avenue):** Construct a CLDSM standard detail number U-02—Local Residential Medium Street Typical Section (for the portion highlighted in red) along the property frontage of North Avenue.~~  
**Outstanding Comment: New Comment as a Result of 08-16-2021 Site Plan:** Planting strip and sidewalk is only required along this rezoning site's property frontage. This planting strip and sidewalk needs to be shown along C Avenue on rezoning sheet RZ-1.0. 8-foot planting strip and 8-foot sidewalk is only required along this rezoning site's property frontage since DUA is greater than 12.

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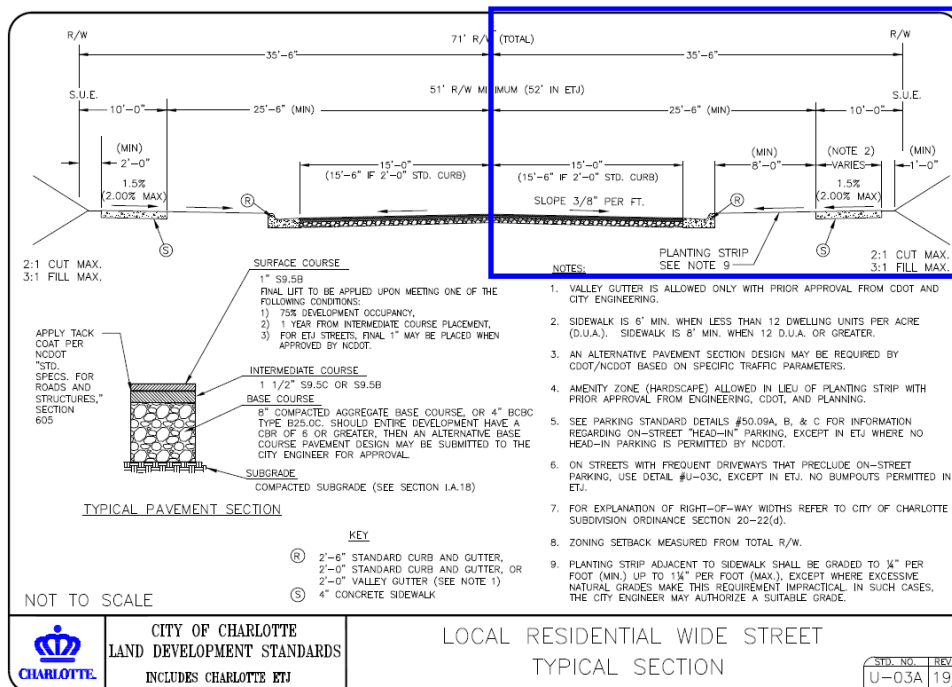
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Reference (CLDSM standard detail U-02) for street typical.

- c. **Outstanding Comment (revised on 10/18/2021 based on updated site plan): Paper Right of Way (Labeled as Alley/ C-Avenue):** Construct a CLDSM standard detail number U-03 – *Local Residential Wide Street Typical Section* (for the portion highlighted in blue) along the property frontage of alleyway/paper right of way. 8-foot planting strip and 8-foot sidewalk is only required along this rezoning site’s property frontage since DUA is greater than 12.

Reference (CLDSM standard detail U-03) for street typical.



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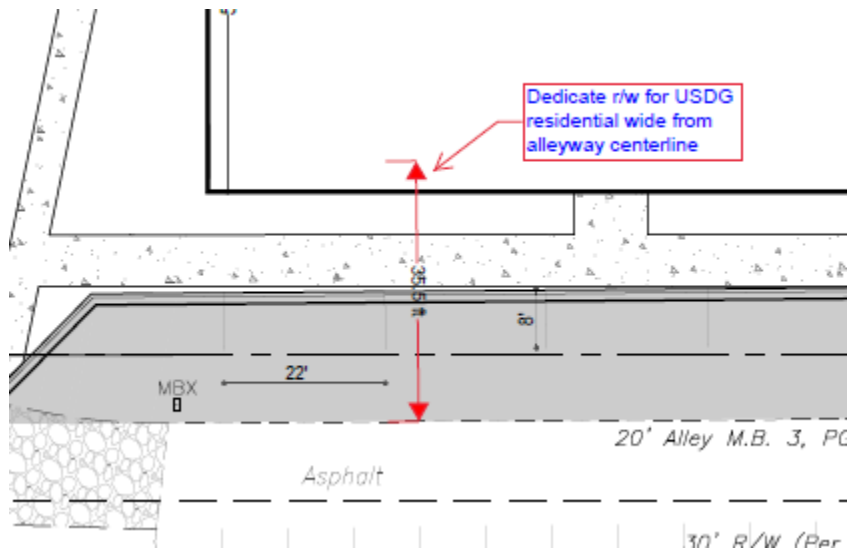
Label and dimension the curb and gutter and proposed right of way from the centerline for each road on the site plan.

**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.~~

~~Revise site plan and conditional note(s) to commit to dedicate 28 feet of public right-of-way from the North Avenue and B Avenue road centerlines. The site plan shall label and dimension the right of way from the road centerline, per CLDSM standard detail number U-02—Local Residential Medium Street Typical Section.~~

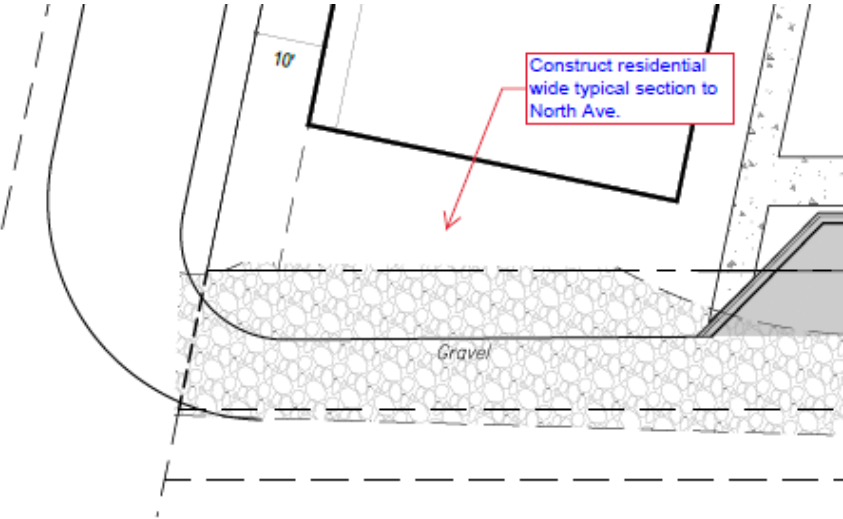
- 3. Outstanding Comment:** ~~Revise site plan and conditional note(s) to commit to dedicate 35.5 feet of public right of way from the alleyway centerline, if public right of way is already platted. The site plan shall label and dimension the right of way from the road centerline, per CLDSM standard detail number U-03—Local Residential Wide Street Typical Section. If this is confirmed to only be a 20-foot wide alleyway, coordinate with CDOT to determine the appropriate requirements.~~



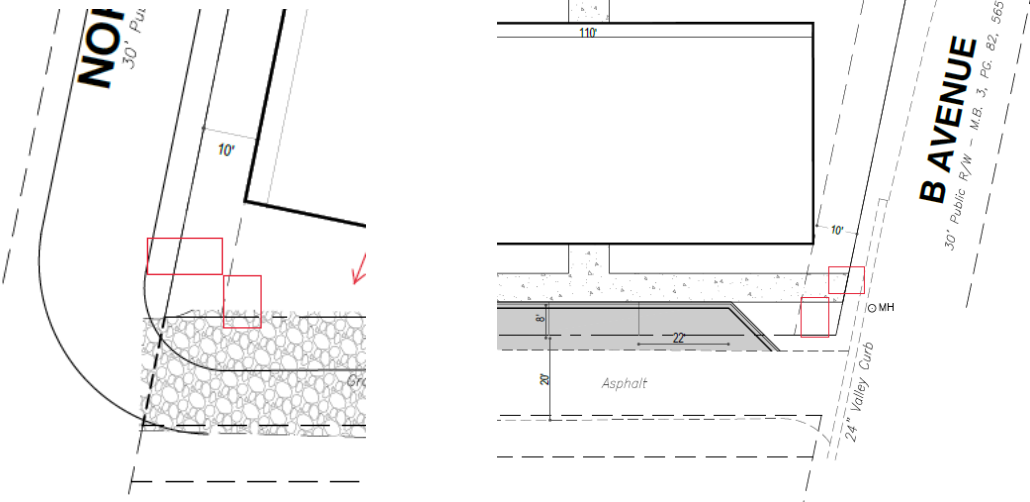
- 4. Outstanding Comment:** ~~Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip and 8-foot sidewalk on all public street frontages per Chapter 19 / Chapter 20 of the City Code and the Charlotte WALKS Council-adopted policy. 8-foot sidewalk is needed since more than 12 dwelling units per acre is proposed.~~

- 5. Outstanding Comment:** ~~Revise site plan and conditional note(s), including Site Plan Conditional Note 3.a, Access, Transportation, and Improvements to extend the Residential Wide typical section on the alleyway / paper right of way to (east-west) C Avenue (now labeled as C Avenue).~~

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6. **Outstanding Comment:** Revise site plan and conditional note(s) to commit to construct two PROWAG ramps at the alleyway / paper right of way intersections with North Avenue (now labeled C Avenue) and B Avenue (**Comment clarification on 10/18/21** – two ramps per corner).



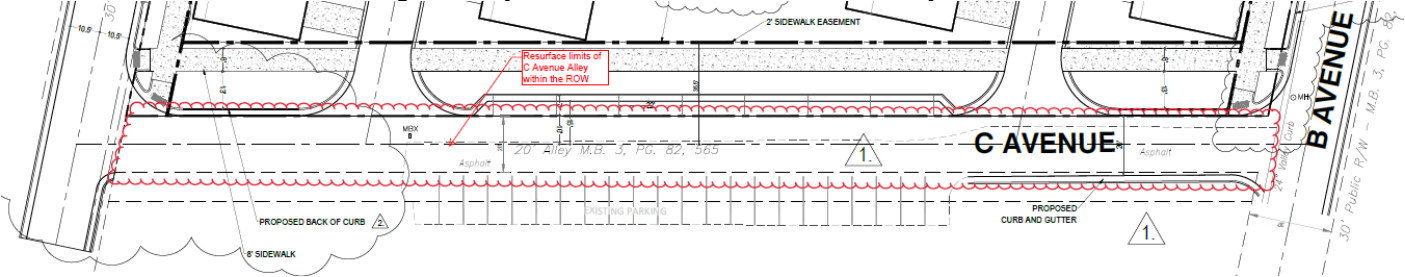
7. **Outstanding Comment:** A site plan note(s) specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued is needed. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.

8. **New Comment (revised on 10/18/2021 based on updated site plan):** Petitioner to meet with CDOT staff on 10/21/2021 to discuss transportation requirements as part of this petition. Further comments may be added pending the outcome of that discussion.

9. **New Comment (revised on 01/27/2021 based on updated site plan):** Revise site plan and conditional notes to specify Avenue B and Avenue C (formerly labeled as North Ave) as residential medium streets per CLDSM U-02. The site plan shall call out each road as CLDSM U-02. A conditional note shall be added to the plans stating Avenue B and Avenue C (formerly labeled as North Ave) will be constructed to the standard outlined in CLDSM U-02.

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- 10. **New Comment (revised on 01/27/2021 based on updated site plan):** Revise site plan and conditional notes to specify Avenue C alley as residential wide streets per CLDSM U-03A. The site plan shall call out the road as CLDSM U-03A. A conditional note shall be added to the plans stating Avenue C Alley will be constructed to the standard outlined in CLDSM U-03A from the centerline of the road to the development side of the road as outlined in previous memo comment 1.C.
- 11. **New Comment (revised on 01/27/2021 based on updated site plan):** Revise site plan and conditional notes to commit to resurfacing the entire limits of C Avenue Alley within the right-of-way in accordance with the pavement schedule outlined in CLDSM U-03A. This includes the area from the centerline of the road to the right of way line to the west side of the roadway.



- 12. **New Comment (revised on 01/27/2021 based on updated site plan):** Revise site plan to relocate the multi-use path along C Avenue alley to reduce the planting strip to 8ft along the roadway (locate multi-use-path 10.5 feet from the edge of travel lane). Based on the current site plan for the townhomes, the setback from the right-of-way required by zoning is not met. Confirm setback requirements with zoning. Right-of-way dedication can be reduced to 2ft behind the relocated multi-use path (30.5 ft from centerline).

**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.

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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>