

Rezoning Transportation Analysis

Petition Number: 2021-078

General Location Identifier: 02962126

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Reviewer:

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Revision Log:

| Date | Description |
|------------|---------------------|
| 08-02-2021 | First Review (DBS) |
| 08-26-2021 | Second Review (BKB) |

General Review Information

The petition is located adjacent to Ridge Road, a City-maintained major thoroughfare west of Cooper's Ridge Lane, a City-maintained local street. The petition is located in the Northeast Wedge outside Route 4. Applicable area plans include the Prosperity Hucks Area Plan.

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 adjacent to Ridge Road, a City-maintained major thoroughfare west of Cooper's Ridge Lane, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. The proposed site plan includes access off of Ridge Road and will three additional access points for a comprehensive and connected street network. It also shows Ridge Road as a 4+ divided street cross-section, that will include bike lanes, street parking and other street enhancements. Developer commits to establishing new curblines location and including accessible ramps. All CDOT comments have been addressed.

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Trip Generation

| Scenario | Land Use | Intensity | Trip Generation (vehicle trips/day) | Source |
|--------------|------------------------------------|-------------------------|-------------------------------------|-----------------------------------|
| Existing Use | Single Family Home car service | 2 Dwellings 1,596 SF | 20 | Tax Record |
| Entitled Use | Single Family (R-3 14.62 acres) | 43 Dwellings | 480 | General guidance from planning |
| Proposed Use | Townhomes | 63 Units | 440 | Site Plan: 3/18/2021 |
| Proposed Use | Townhomes | 73 Units | 515 | Site Plan: 8/13/2021 |

Provide comments to the specified comments below.

Outstanding Issues

Strikethrough = Resolved

1. ~~Curblin~~:

~~**Ridge Road:** Back of curb and gutter will be established at 30 feet from existing Ridge Road centerline. Label and dimension the curb and gutter from the centerline.~~

2. ~~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 52 feet right of way from the road centerline. The site plan shall label and dimension the right of way from the road centerline.~~

4. ~~The site plan shall label and dimension the multi-use path from the centerline of Ridge Road. Revise site plan to include these dimensions and labels.~~

5. ~~Add note to site plan committing to coordinating with CDOT during permitting to determine the appropriate striping along Ridge Road.~~

6. ~~Revise site plan and conditional note(s) to commit to connecting new streets to three adjacent stub streets.~~

7. ~~Revise site plan to include two curb ramps at each corner of each public street intersection.~~

8. ~~Revise site plan to reflect Ridge Road left turn lane widths of 11 feet.~~

9. ~~Revise site plan to dimension lane widths at the development approach to Ridge Road. Appropriate pavement marking will be coordinated with CDOT during permitting.~~

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- ~~10. Revise site plan to add labels to all proposed public streets and the appropriate CLDSM standard to be used.~~
- ~~11. 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.~~

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. 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>