

Rezoning Transportation Analysis

Petition Number: 2021-081

General Location Identifier: 14313115

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Reviewer: Kevin Parker, PE
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Revision Log:

Date	Description
08-02-2021	First Review (KP)

General Review Information

The petition is located adjacent to West Tyvola Road, a City-maintained major thoroughfare and Speer Boulevard, a City-maintained minor thoroughfare. The petition is located in the Old Coliseum Center outside Route 4. Applicable area plans include the Westside Strategy 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

This site is located within the City Park Development adjacent to West Tyvola Road, a City-maintained major thoroughfare and Speer Boulevard, a City-maintained minor thoroughfare. CDOT is coordinating with the petitioner to ensure all transportation improvements, established in the original 2007-082 rezoning, have been accounted for and are on schedule for completion. Site plan revisions are needed to meet ordinance requirements and the outstanding items including, but not limited to revising the site plan to accurately reflect the existing striping and intersection conditions of Speer Boulevard and Tyvola Road. Further details are listed below.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Parking Lot	None	-	Tax Record
Entitled Use	Retail	6,000 SF	3,715	RZ 2018-001
	Drive-thru Restaurant	6,000 SF		
Proposed Use	Drive-thru Restaurant	6,000 SF	5,655	Site Plan: 3/18/2021
	Drive-thru Restaurant	6,000 SF		

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Provide comments to the specified comments below.

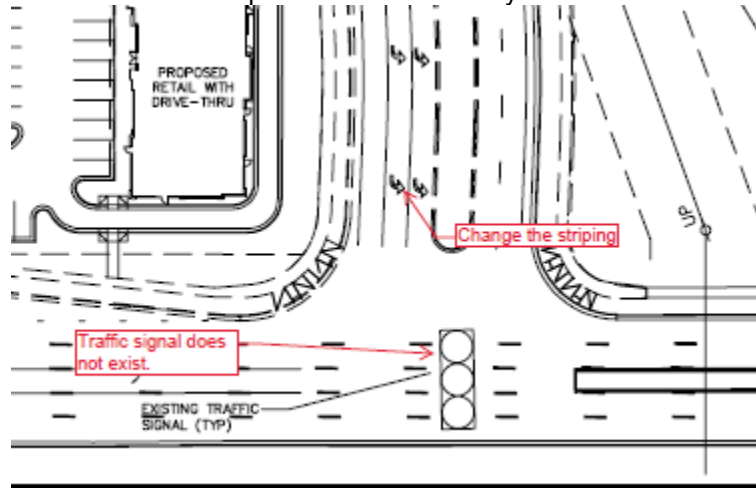
Outstanding Issues

Strikethrough = Resolved

1. 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 rezoning sheet RZ-1 to accurately reflect the existing striping on Speer Boulevard and removing the traffic signal at the intersection of Speer Boulevard and Tyvola Road.



- Revise rezoning sheet RZ-2 by completing, and including, the following tracking table for the transportation improvements established in the original 2007-082 rezoning. Pending the table's completion and CDOT's review, CDOT may require any incomplete transportation improvement(s) to be included as a part of this petition and completed upon development of this site.

Development Name & (RZ #)	Submittal Name & (Phase #)	Development entitlements	Proposed entitlements	Accela Project Number	Accela Project Name	Accela Project Description	Status	Roadway Improvements	Roadway Improvements Status
	I	SF/units	SF/units				Approved	List of Roadway Improvements by Phase I	Constructed
							Permitting in Progress	List of Roadway Improvements by Phase II	Permitted
							This Submittal	List of Roadway Improvements by Phase III	Not Completed
								List of Roadway Improvements by Phase IIII	Not Completed

- A site plan note specifying dedication and fee simple conveyance of all rights-of-way to the City and/or NCDOT 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.
- 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.

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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>