Rezoning Transportation Analysis
Petition Number: 2021-116
General Location Identifier: 08312501

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Revision Log:

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>09-17-2021</td>
<td>First Review (WLB)</td>
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General Review Information
The petition is located at the intersection of Whiting Avenue, a City-maintained local street and East 35th Street, a City-maintained local street. The petition is located in the East Wedge inside Route 4. Applicable area plans include the 36th Street Station Area Plan.

Active Projects Near the Site:
- Sidewalk Gaps & Ramps project on Spencer St between 36th St and 35th
  - PM Becky Chambers

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 petition is located at the intersection of Whiting Avenue, a City-maintained local street and East 35th Street, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. However, in accordance with Charlotte Walks and the Transportation Action Plan, pedestrian connectivity needs to be maintained adjacent to the site. Site plan revisions are needed to meet ordinance requirements and the outstanding items including, but not limited to, constructing a 7-foot minimum sidewalk at the back of curb on Whiting Avenue in accordance with Charlotte WALKS Policy, and providing recessed on-street parking on Whiting Avenue per CLDSM 50.09C. Further details are listed below.
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Trip Generation

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Land Use</th>
<th>Intensity</th>
<th>Trip Generation (vehicle trips/day)</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Use</td>
<td>Single Family</td>
<td>1 Dwelling</td>
<td>10</td>
<td>Tax Record</td>
</tr>
<tr>
<td>Entitled Use</td>
<td>Single Family</td>
<td>0 Dwellings</td>
<td>0</td>
<td>General guidance from planning</td>
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<tr>
<td>Proposed Use</td>
<td>Retail</td>
<td>1,600 SF</td>
<td>365</td>
<td>Site Plan: 04/22/2021</td>
</tr>
</tbody>
</table>

Provide comments to the specified comments below.

Outstanding Issues

1. **Curbing**: The proposed zoning district has a setback measured from back of the existing or proposed future curbline.
   a. **Whiting Avenue**: The future location of curb and gutter is in its existing location.
   b. **East 35th Street**: The future location of curb and gutter is in its existing location.

   Label and dimension the curb and gutter 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.

3. Revise site plan and conditional note(s) to commit to construct a 7-foot minimum sidewalk at the back of curb on Whiting Avenue. The wider sidewalk meets the Charlotte WALKS Policy. The site plan shall label and dimension the sidewalk from the back of curb and gutter and road centerline.
4. Site plan and conditional note(s) revisions are needed to provide recessed on-street parking on Whiting Avenue per CLDSM 50.09C.

5. 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. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible. Sidewalk located outside the R/W must be in a permanent easement dedicated to the City of Charlotte. The sidewalk easement extends from R/W to 2 feet behind back of sidewalk, or to face of building, whichever is less.

6. Revise Site Plan Conditional Note II. Optional Provisions b. that includes deviations from the MUDD Ordinance to eliminate parking requirements for existing or potential expansion of uses. Include conditional notes in how parking will be addressed for the site to show how parking impacts for this project in the neighborhood are mitigated.

7. 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 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