

# Rezoning Transportation Analysis

Petition Number: 2021-118

General Location Identifier: 19918117

**From: Brandon Brezeale, PE**

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**Reviewer:**

**Kevin Parker**

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7041-1432-6511

## Revision Log:

Date	Description
09-23-2021	First Review (KP)
11-22-2021	Second Review (KP)

## General Review Information

The petition is located adjacent to Westinghouse Boulevard, a State-maintained minor thoroughfare just south of Park Charlotte Boulevard, a privately maintained local street. The petition is located in the Industrial Activity Center outside Route 4. Applicable area plans include the Steele Creek Area Plan.

## Active Projects Near the Site:

- Westinghouse Multi-use Path
  - Construction Mid-2021
  - <https://charlottenc.gov/Projects/Pages/WestinghouseTrail.aspx>
  - PM Toni Wilson
  - Location will be on the south side of Westinghouse Blvd., across from this petition

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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 Westinghouse Boulevard, a State-maintained minor thoroughfare just south of Park Charlotte Boulevard. In accordance with the City's Ordinances and Charlotte WALKS Policy, the petitioner has committed to provide an 8-foot planting strip and 6-foot sidewalk across the site's Westinghouse Boulevard frontage.

Site plan revisions are needed to meet ordinance requirements and the outstanding items including, but not limited to appropriately labeling and dimensioning the right-of-way and existing and proposed infrastructure from the existing centerline of Westinghouse Boulevard, and including clarifying 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	Warehouse	71,800 SF	160	Tax Record
Entitled Use	Warehouse (I-1 9.125 acres)	91,250 SF	190	General guidance from planning
Proposed Use	Warehouse	91,250 SF	190	Site Plan: 03/26/2021

Provide comments to the specified comments below.

## Outstanding Issues

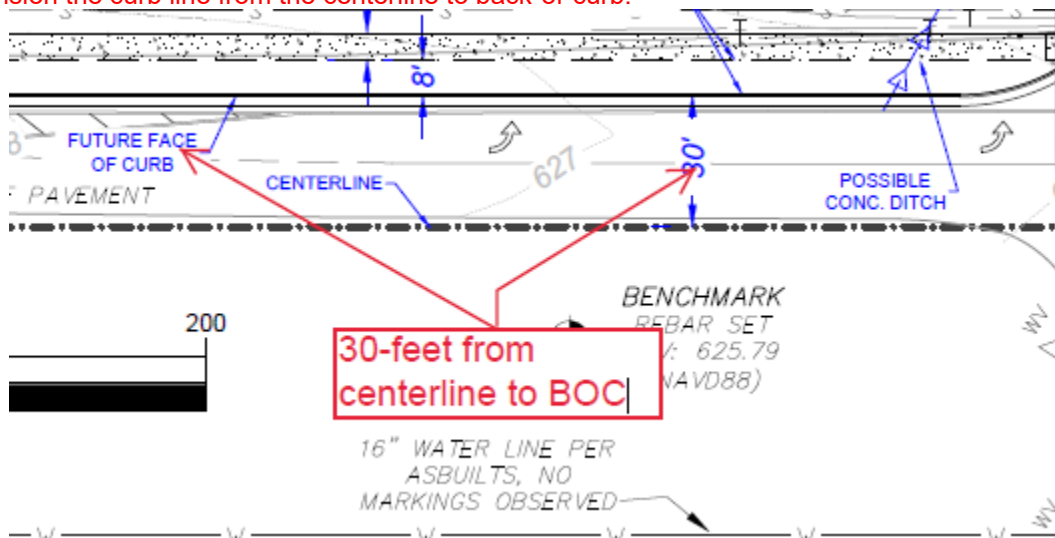
**Strikethrough = Resolved**

### 1. Curb line:

- a. **Westinghouse Boulevard:** Curb and gutter is not required with this petition; however, the future location of curb and gutter will be 30-feet from the existing centerline measured to the back-of-curb.

Label and dimension the future back-of-curb from the existing centerline.

**Update to Comment as a Result of the 11-15-2021 Site Plan:** Revise the site plan by labeling and dimension the curb line from the centerline to back-of-curb.



### 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 dedicate 52 feet of right-of-way from the existing centerline of Westinghouse Boulevard. The site plan shall label and dimension the right-of-way from the road centerline.~~

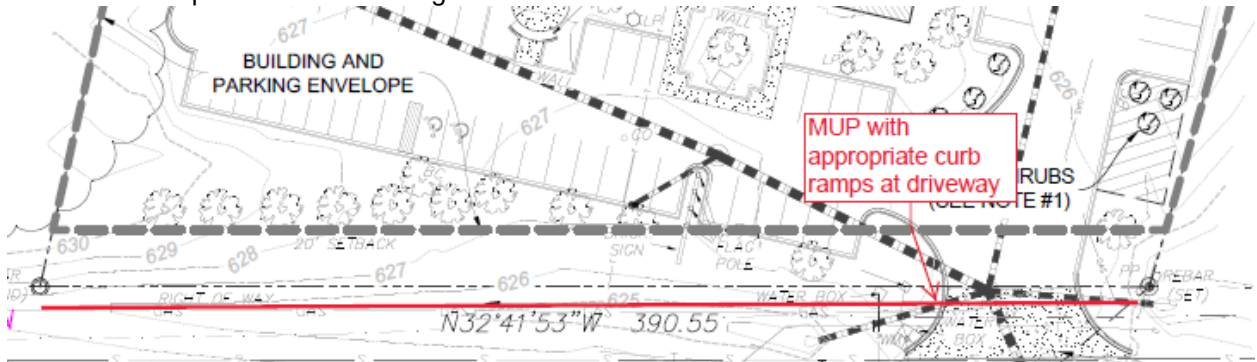
4. **Update to Comment after meeting with petitioner:** An 8-foot planting strip and 6-foot sidewalk will be provided. ~~Revise site plan and conditional note(s) to commit to construct an 8 foot planting strip, and 12 foot shared use path along the site's frontage of Westinghouse Boulevard. This shared use path shall be placed relative to the future curb line location, noted in outstanding issue 1.a, and appropriate~~

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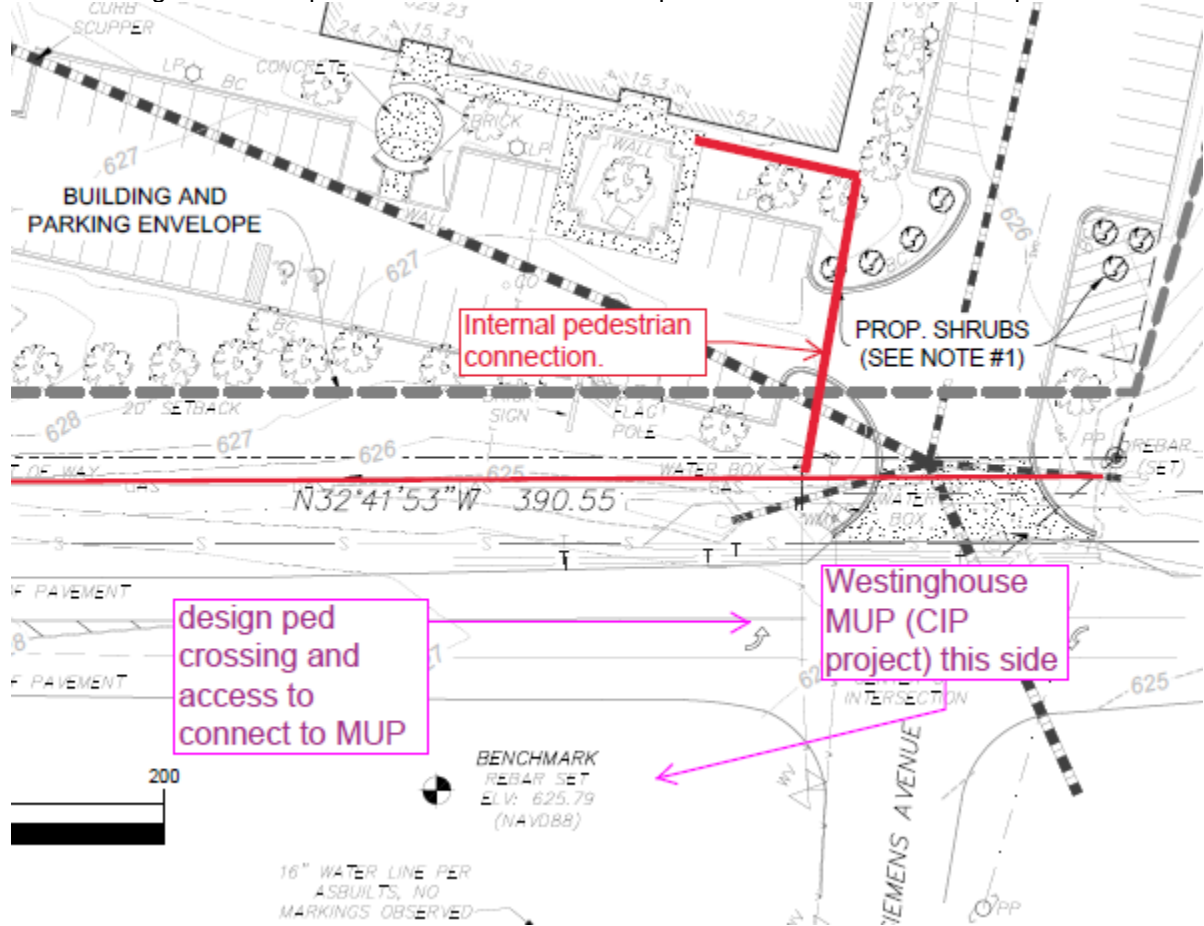
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ADA curb ramps will be provided across the existing driveway. The site plan shall label and dimension the shared-use path from the existing road centerline.



**Update to Comment as a Result of the 11-15-2021 Site Plan:** Revise the site plan by labeling the sidewalk and planting strip as "proposed".

- ~~5. **Comment rescinded after coordination with petitioner:** Revise site plan and conditional note(s) to commit to coordinating with the City of Charlotte and NCDOT, during permitting, to provide a pedestrian crossing across Westinghouse Boulevard and provide a connection to the City's Westinghouse Boulevard Multi-use Path Capital Improvement Project. This pedestrian crossing will provide the appropriate curb ramps and components to provide ADA and PROWAG accessibility. Additionally, a direct and logical internal pedestrian connection will be provided from the shared-use path to the site.~~

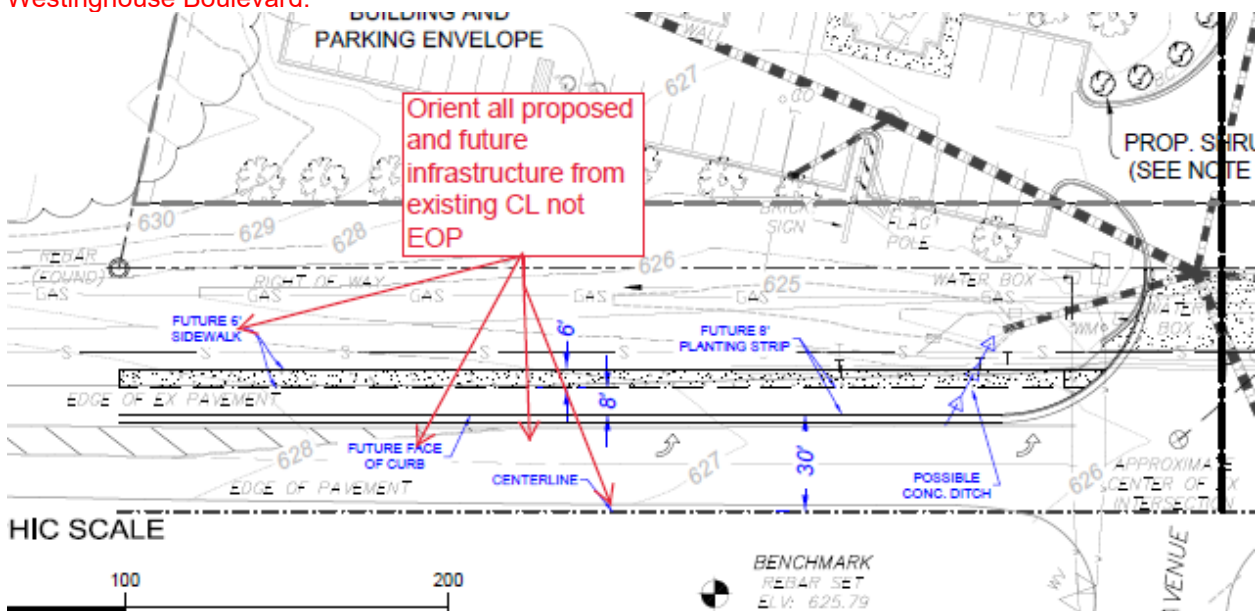


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6. A site plan note(s) specifying dedication and fee simple conveyance of all rights-of-way to the NCDOT before the completion of the City of Charlotte's Westinghouse Boulevard Multi-use Path Capital Improvement Project. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible. **Update to Comment as a Result of the 11-15-2021 Site Plan: Revise the site plan and conditional note 4.c to by including a sidewalk utility easement placed 2-feet behind the proposed sidewalk.**  
depicted on the concept plan for the site.
  - c. The Petitioner will commit to commit to dedicate 50-feet of right-of-way from the existing centerline of Westinghouse Boulevard if the existing right of way is not adequate to meet this request.
  - d. The Petitioner will commit to construct an 8-foot planting strip and a 6foot sidewalk along the site's frontage of Westinghouse Boulevard. The location of these elements will be measured as 30' from the existing curb with the 8' planting strip and **2-foot SUE placed behind sidewalk.** 30' to the future back of curb behind and immediately adjacent to
7. A site plan note specifying that all transportation improvements will be approved and constructed before the completion of the City of Charlotte's Westinghouse Boulevard Multi-use Path Capital Improvement Project. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.
8. ~~Revise the conditional notes by incorporating the following note: "All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad north central Mecklenburg area, by way of a private/public partnership effort or other public sector project support."~~
9. **New Comment as a Result of the 11-15-2021 Site Plan: Revise the site plan to ensure all future and proposed infrastructure, and all linework, is correctly oriented from the existing centerline of Westinghouse Boulevard.**



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**10. New Comment as a Result of the 11-15-2021 Site Plan: Review and revise the verbiage of conditional note 4.d for accuracy.**

- request.
- d. The Petitioner will commit to construct an 8-foot planting strip and a 6-foot sidewalk along the site's frontage of Westinghouse Boulevard. The location of these elements will be measured as 30' from the existing centerline of Westinghouse Blvd. 30' to the future back of curb with the 8' planting strip and the 46' sidewalk located behind and immediately adjacent to the future back of curb. The site plan shall label and dimension these dimensions from the existing centerline. The installation of these improvements are specifically conditioned on the approval of NCDOT.
  - e. The Petitioner will commit to the dedication and fee simple conveyance of all rights-of-way measured 50' from the right of way centerline to the NCDOT if adequate rights of way are not already present.

## 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. 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>