

Rezoning Transportation Analysis

Petition Number: 2021-127

General Location Identifier: 20123109

From: Brandon Brezeale, PE

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704-432-5561

Reviewer:

Kevin Parker

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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 Steele Creek Road, a State-maintained major thoroughfare south of Huntington Meadow Lane, a City-maintained local street. The petition is located in the Lake Wylie Wedge outside Route 4. Applicable area plans include the Steele Creek Area Plan.

Active Projects Near the Site:

- NC 160 Widening (NCDOT TIP U-5766B)
 - Widen NC 160 from 2 to 4-lane divided with multi-use paths
 - ROW 2024/Construction 2027 (subject to ongoing NCDOT STIP amendments)
 - <https://www.ncdot.gov/news/public-meetings/Documents/U-5766-map-3.pdf>

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 adjacent to Steele Creek Road, a State-maintained major thoroughfare south of Huntington Meadow Lane, a City-maintained local street. In accordance with the City's WALKS and BIKES Policies, and the future NCDOT TIP, U-5766 - Steele Creek Road Widening, the petitioner has committed to provide a 12-foot shared-use path along the site's frontage of Steele Creek Road and provide pedestrian connectivity to the existing pedestrian network just south of this rezoning boundary. Additionally, the petitioner has committed to improve Steele Creek Road by providing a left-turn lane and right-turn lane into the site.

Site plan revisions are needed to meet ordinance requirements and the outstanding items including, but not limited to labeling the curb line associated with STIP U-5766 and clarifying proposed and existing striping on Steele Creek Road.

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Trip Generation

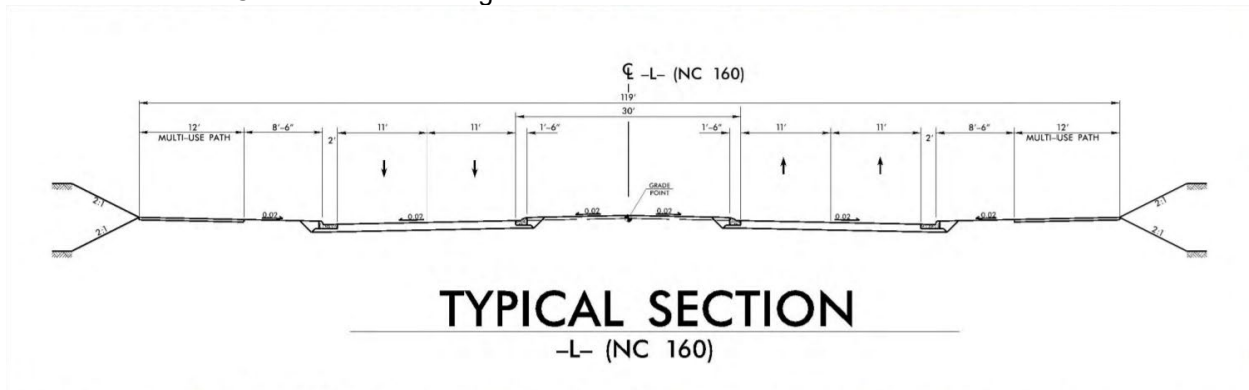
Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	1 Dwelling	10	Tax Record
Entitled Use	Single Family (R-3 3.25 acres)	9 Dwellings	115	General guidance from planning and RZ 1992-014
Proposed Use	Medical Office	28,500 SF	1,010	Site Plan: 5/7/2021
Proposed Use	Medical Office	36,000 SF	1,300	Site Plan: 11/15/2021

Provide comments to the specified comments below.

Outstanding Issues

Strikethrough = Resolved

1. **Curb line:** ~~Outstanding Comment from 09-23-2021: U-5766 Curb lane should be labeled and dimensioned from the existing centerline.~~
 - a. **Steele Creek Road:** Curb and gutter is not required with this petition; however, the future location of curb and gutter will be located relative to the typical section associated with U-5766, Steele Creek Road Widening.



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

~~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.~~

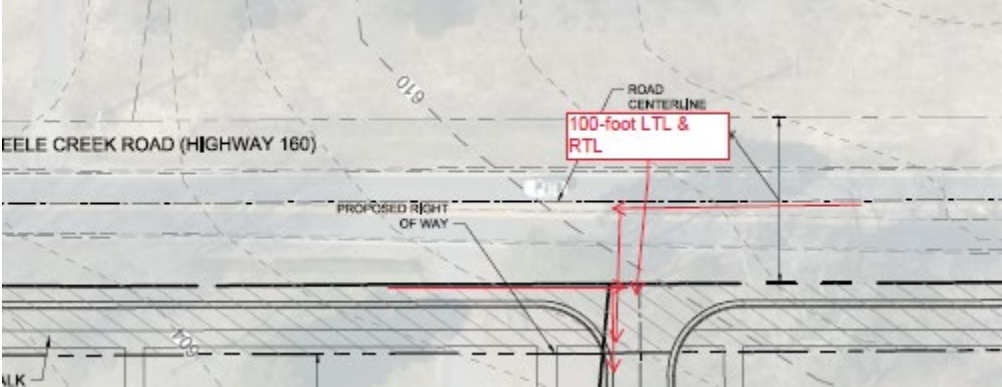
3. ~~In accordance with the typical section associated with U-5766, please refer to outstanding issue 1.a, revise site plan and conditional note(s) to commit to dedicate 60-foot of right of way from the existing road centerline. The site plan shall label and dimension the right of way from the road centerline.~~
4. ~~In accordance with the typical section associated with U-5766, please refer to outstanding issue 1.a, revise site plan and conditional note(s) to commit to construct an 8.5-foot planting strip, and a 12-foot shared-use path. Label and dimension the shared-use path from the existing centerline of Steele Creek Road.~~

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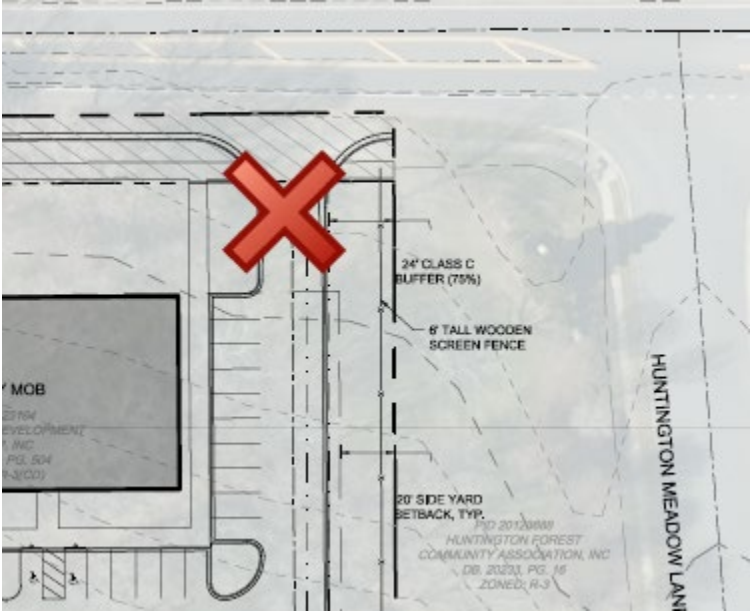
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- 5. ~~Revise the site plan and conditional notes to commit to widen Steele Creek Road and provide a left turn lane and a right turn lane into the site. Each turn lane will have 100 feet of storage and an appropriate bay taper length. The widening and turn lanes will be designed and constructed in accordance with NCDOT standards and will be subject to NCDOT approval during permitting.~~



- 6. ~~Revise the site plan by removing the northern driveway and providing one access point into the site.~~

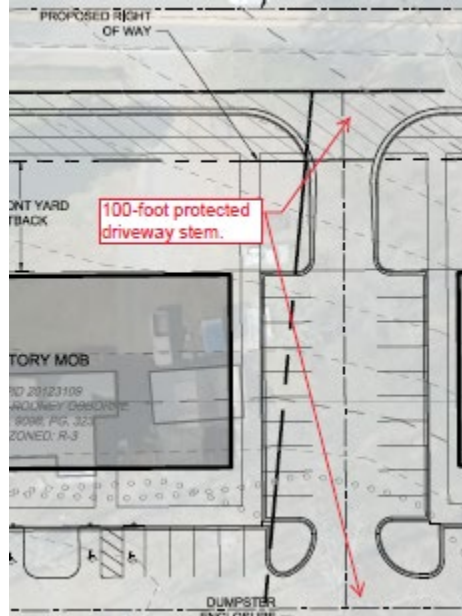


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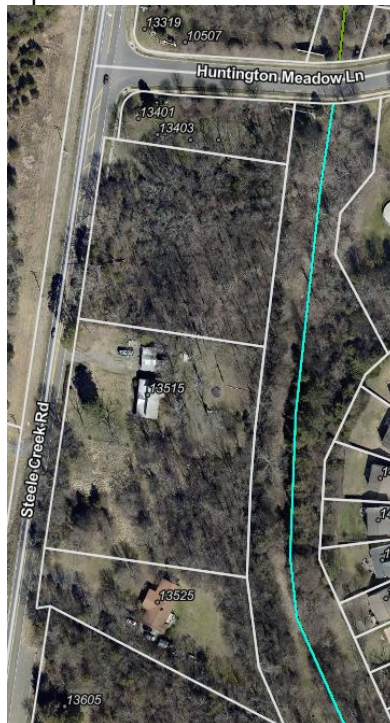
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7. ~~Revise the site plan and conditional note(s) by removing the parking along the access drive and providing a 100-foot protected driveway stem.~~



8. ~~Revise the site plan and conditional notes by committing to coordinate with Mecklenburg County Parks and Recreation, during permitting, regarding the alignment of the future Walker Branch Greenway Extension. The goal is to provide transparency between the Greenway Project and projects along the Greenway's anticipated corridor.~~

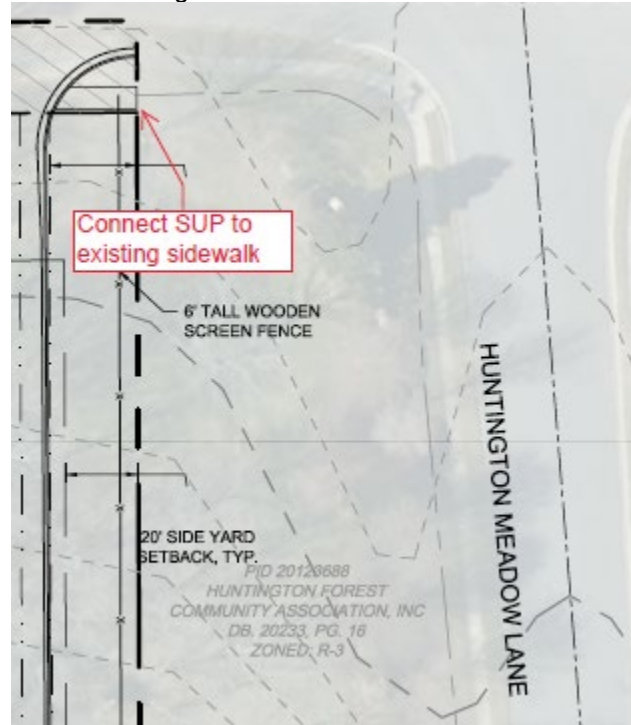


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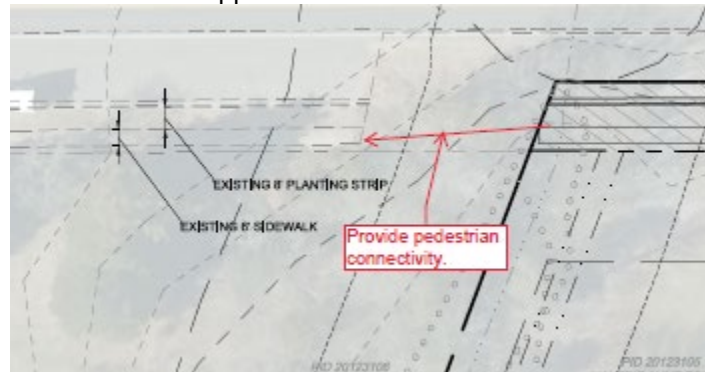
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9. **Comment Rescinded:** Revise the site plan and conditional notes to connect the 12-foot shared-use path to the existing sidewalk at Huntington Meadows Lane.



10. ~~Revise the site plan and conditional notes to provide a pedestrian connection from the southern rezoning boundary to the existing sidewalk stub on Steele Creek Road. This pedestrian connection will be subject to NCDOT and CDOT approval.~~



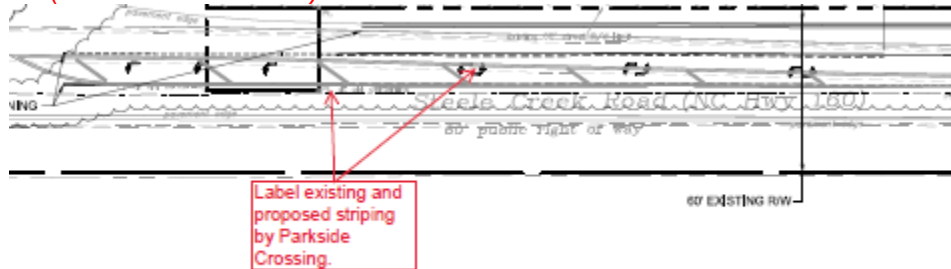
11. ~~A site plan note(s) specifying dedication and fee simple conveyance of all rights-of-way to NCDOT before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back-of-sidewalk where feasible.~~
12. ~~Revise the conditional notes by incorporating 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."~~

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13. **New Comment as a Result of the 11-15-2021 Site Plan:** Revise the site plan by clearly labeling the existing and proposed striping, on Steele Creek Road, by the approved Parkside Crossing Development (SDRMU-2021-00003).



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>