

Rezoning Transportation Analysis

Petition Number: 2021-130

General Location Identifier: 07114117

From: Brandon Brezeale, PE

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Reviewer:

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Revision Log:

Date	Description
09-15-21	First Review (BKB)
10-18-21	Second Review (WB)

General Review Information

The petition is located between Rozzelles Ferry Road, a City-maintained minor thoroughfare, and Clyde Drive, a City-maintained local street. The petition is located in the Northwest Wedge inside 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

The site is located between Rozzelles Ferry Road, a City-maintained minor thoroughfare, and Clyde Drive, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. There are existing bike lanes on Rozzelles Ferry Road and the petitioner is proposing pedestrian facilities of 8-foot planting strips and 6-foot sidewalks along the site's frontages for Rozzelles Ferry Road and Clyde Drive in accordance with the Council-adopted Charlotte WALKS policy. Site plan revisions are needed to meet ordinance requirements and the outstanding items including, but not limited to dedication of right of way along Rozzelles Ferry Road 35-feet from the roadway centerline. Future right-of-way will need to be labeled on the site plan as "Right-of-way to be dedicated". Further details are listed below.

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Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Proposed Use	Warehouse	2,730 SF	50	Tax Record
Entitled Use	Warehouse Apartments (R-22MF 2.2 acres)	15,000 SF 48 Units	330	RZ 2005-107 and general guidance from planning
Proposed Use	Townhomes	66 Units	460	Site Plan: 5/7/2021
Proposed Use	Townhomes	58 Units	400	Site Plan: 10/11/2021

Provide comments to the specified comments below.

Outstanding Issues

Strikethrough = Resolved

1. **Curblines:** ~~The proposed zoning district has a setback measured from back of the existing curblines.~~
 - a. ~~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 dedicate 35-foot right-of-way from the road centerline on Rozzelles Ferry Road. The site plan shall label and dimension the right-of-way from the road centerline.
Comment Clarification (10/18/2021) Future right-of-way to be labeled on the site plan as "Right-of-way to be dedicated".

4. ~~Revise site plan to include labels for all internal streets as "Private Alley" and reference CLDSM 11.19B.~~

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.~~

6. ~~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 curblines 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.

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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>