

Rezoning Transportation Analysis

Petition Number: 2021-132

General Location Identifier: 14917104

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Revision Log:

Date	Description
09-17-2021	First Review (WB)
10-18-2021	Second Review (WB)
10-18-2021	Third Review (WB)

General Review Information

The petition is located adjacent to Scaleybark Road, a City-maintained minor thoroughfare at Broadmoor Drive, a City-maintained local street. The petition is located in the South Wedge inside Route 4. Applicable area plans include the Park/Woodlawn Area 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 on Scaleybark Road, a City-maintained minor thoroughfare. The site's limits abut the intersection of Broadmoor Drive, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this petition due to the site generating less than 2,500 daily trips. The Petitioner commits to install pedestrian facilities on Scaleybark Road in accordance with Chapter 20 of the City's Ordinances, the Charlotte WALKS Policy and the ADA law. All CDOT comments have been addressed.

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Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Apartments	248 Units	1,350	Tax Record
Entitled Use	Apartments (R-12MF 16.58 acres)	198 Units	1,080	General guidance from planning
Proposed Use	Apartments	264 Units	1,440	Site Plan: 5/13/2021

Provide comments to the specified comments below.

Outstanding Issues

Strikethrough = Resolved

1. Curblines:

a. ~~Scaleybark Road:~~ 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.~~

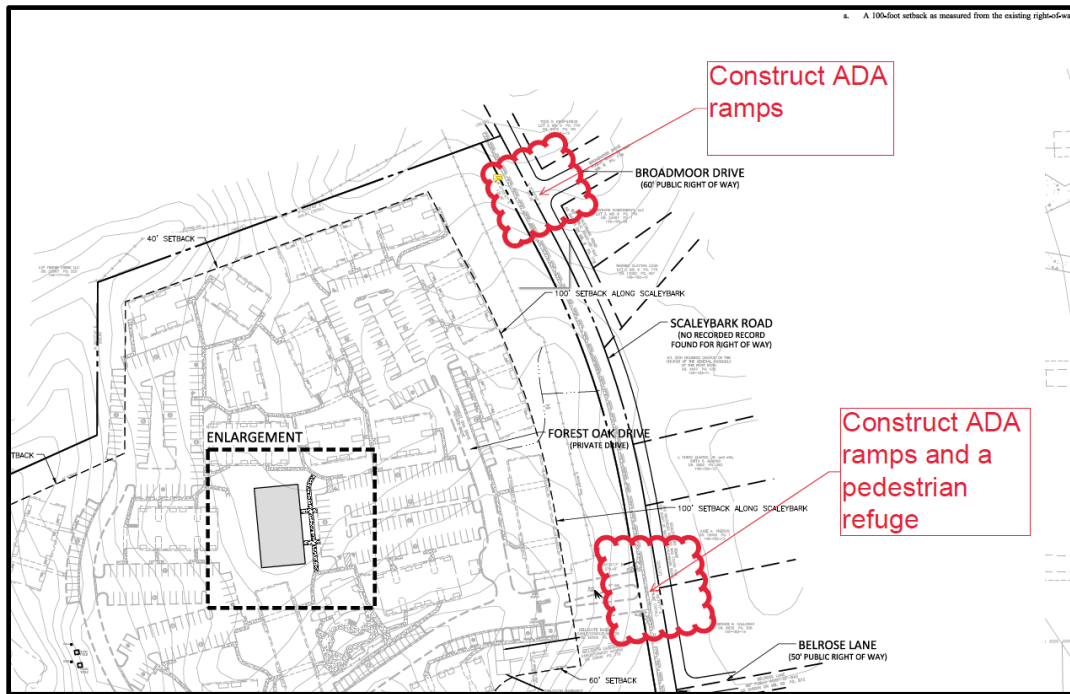
~~3. Revise site plan and conditional note(s) to commit to dedicate a 30-foot right-of-way from the Scaleybark Road centerline. The site plan shall label and dimension the right-of-way from the road centerline.~~

~~4. Site plan and conditional note(s) revisions are needed to provide ADA-compliant crossing facilities on Scaleybark Road to include curb ramps on all quadrants of existing T-intersections (Broadmoor Drive and at the site's main entrance) and a pedestrian refuge per CLDSM 10.40 at the site's main entrance. The site plan shall label and dimension proposed facilities.~~

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5. The proposed dwelling units exceeds 12 per acre. Per Chapter 20 Subdivision ordinance, site plan and conditional note(s) revisions are needed to commit to construct an 8-foot sidewalk with 8-foot planting strip along Scaleybark Road. The wider sidewalk meets the Charlotte WALKS Policy. The site plan shall label and dimension both items from the back of curb.

Technical Clarification (10/18/2021) Conditional notes to be updated to state that “The Petitioner will remove and replace the existing substandard sidewalk at the back of curb to meet CDOT standards per Chapter 20 to the City’s Ordinances.”

any adjustments required for approval by CDOT in accordance with published standards.

e. The Petitioner will dedicate, via fee simple conveyance, along the Site's frontage on Scaleybark Rd. 30-foot of right-of-way as measured from the existing center line of Scaleybark Rd. as generally depicted on the Rezoning Plan. The additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any portion of sidewalk located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

f. The Petitioner will install ADA compliant crossing facilities at the existing T intersection of Scaleybark Rd. and Broadmoor Drive and at the intersection of Site's main access on Scaleybark Rd., as generally depicted on the Rezoning Plan. The Petitioner will also modify the existing concrete island in Scaleybark Rd. at the Site's main entrance so that it can function as an additional pedestrian refuge island. Existing crossing facilities that meet ADA standards will not need to be replaced. These proposed improvements will be provided prior to the issuance of the first certificate of occupancy.

g. The Petitioner will replace the existing sidewalk along Scaleybark Rd. with a new sidewalk and planting strip if the existing sidewalk is required to be replaced by Chapter 19. The width of the sidewalk and the width of the planting strip to be determined during the land development approval process for the Site based on the requirements of Chapter 19.

4. **Streetscape, Buffers, Yards, Open Space and Landscaping:**

a. A 100-foot setback as measured from the existing right-of-way will be provided along Scaleybark Road as generally depicted on the Rezoning Plan

b. Side and rear yards will be provided as required by the Ordinance and per the Planned Multi-family standards.

c. Along the Site's internal parking areas, the Petitioner will provide a sidewalk and crosswalk network that links to the buildings on the Site and to the sidewalks along the abutting public streets if required by the Ordinance. The minimum width for this internal sidewalk will be five (5) feet.

Per Chapter 20 Subdivision ordinance

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.

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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>