Rezoning Transportation Analysis
Petition Number: Zoning Petition #2021-144
General Location Identifier: 07707722, 07707723, 07707724, 07707725

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Revision Log:

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>10-14-2021</td>
<td>First Review (PDM)</td>
</tr>
<tr>
<td>11-22-2021</td>
<td>Second Review (PDM)</td>
</tr>
</tbody>
</table>

General Review Information
The petition is located adjacent to Statesville Avenue, a State-maintained major thoroughfare and Norris Avenue, a City-maintained major collector. The petition is located in the North Corridor inside Route 4, and is within the Statesville Avenue Area Plan.

Active Projects Near the Site:
- Newland Road – Norris Avenue Intersection Realignment (SDRC-2018-00021)
  - This project will realign Newland Rd and Norris Ave. This project will also install a traffic signal at the intersection of Statesville Road and Newland Road / Norris Avenue when the traffic signal is warranted.
  - This intersection realignment project was approved for permitting by City.

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 Statesville Avenue, a State-maintained major thoroughfare and Norris Avenue, a City-maintained major collector. The access point for this site plan is dependent on the construction of the adjacent Land Development Newland Road – Norris Avenue Intersection Realignment Project. The petitioner has committed to provide 8-foot planting strip with 6-foot sidewalk along Statesville Avenue and Norris Avenue. A Traffic Impact Study (TIS) is not needed for this site.

Site plan revisions are needed to meet ordinance requirements and the outstanding items including, but not limited to modifying access or relocating the driveway on Norris Avenue to conform with requirements outlined in CDOT Driveway Regulations Manual. Further details are listed below.
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>2 Dwelling</td>
<td>20</td>
<td>Tax Record</td>
</tr>
<tr>
<td>Entitled Use</td>
<td>Single Family (R-8 0.91 acres)</td>
<td>7 Dwelling</td>
<td>95</td>
<td>General guidance from planning</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Townhomes</td>
<td>21 Units</td>
<td>120</td>
<td>Site Plan: 06/07/2021</td>
</tr>
</tbody>
</table>

Provide comments to the specified comments below.

Outstanding Issues

1. **Curb line:** The proposed zoning district has a setback measured from back of the existing or proposed future curbline.
   a. **Statesville Avenue:** The back-of-curb location will be placed 38 feet from the existing centerline.
   b. **Norris Avenue:** The back-of-curb location will be subject to the improvements associated with the Newland Road – Norris Avenue Intersection Realignment project (SDRC-2018-00021).

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.

3. Revise site plan to restrict site driveway on Norris Avenue to right-in /right-out with concrete median, or relocate the driveway to meet the spacing requirements from a signalized intersection as outlined in the CDOT Driveway Manual. Refer to Chapter 4 – Access Management.

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**Clarifying Comment from 11-22-21:**

Install median along Norris Ave to restrict driveway to right-in / right/ out or relocate driveway per CDOT Driveway Manual spacing requirements for signalized intersections.

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**Clarifying Comment from 11-22-21:**

Revise site plan to show concrete median along the double yellow of Norris Ave that extends a minimum of 25 feet past the driveway in each direction. The porkchop island is insufficient for restricting access to right-in / right-out.
4. Label and dimension the curb and gutter from the centerline of Statesville Avenue and Norris Avenue on the site plan. Include the dimensions for the setback measured from back of the existing or proposed future curbline along each road.

**Clarifying Comment from 11-22-21:** Revise note to specify the curb line distance.

5. Label proposed and existing right-of-way and dimension from centerline of Statesville and Norris Avenue.
6. Revise site plan to show right-of-way for Norris Avenue proposed by the Newland Road – Norris Avenue Intersection Realignment (SDRC-2018-00021)

7. Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 6-foot sidewalk on Statesville Avenue and Norris Avenue per Chapter. Label and dimension both items from the back of curb and gutter and road centerline.

8. Add dimension for proposed sidewalk and planting strip width from back of curb. Include the dimensions for sidewalk and planting strip widths by others along property frontage.

9. Add callout on site plan for sidewalk and curb ramps along property frontage to be completed by project SDRC-2018-00021.
10. Revise site plan to remove kink at proposed curb and gutter tie-in along Statesville Avenue.

11. Verify number of parking spaces is adequate for the proposed site and zoning ordinance and add note on site plan. Consider where guests will park on site.
   
   **Clarifying Comment from 11-22-21:** Revise site plan so at least one space is ADA to conform with ADA guidelines.

12. Revise conditional Transportation note #4 to remove “unless stated otherwise herein.”
   
   **Clarifying Comment from 11-22-21:** Remove “Unless otherwise proposed to be completed by others per SDRC-2018-00021” from note #6.
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13. Add conditional 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.”

14. New Comment from 11-22-21: Remove stamped crosswalk from CDOT ROW at Proposed Access A on Norris Avenue. Add note that driveway is a type II modified driveway per CLDMS 10.25E.

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