

Rezoning Transportation Analysis

Petition Number: 2021-160

General Location Identifier: 22348101

From: Brandon Brezeale, PE

Brandon.Brezeale@charlottenc.gov

704-432.5561

Reviewer:

Walta Blackmon, PE

Walta.Brumskine@charlottenc.gov

704-432-1556

Revision Log:

Date	Description
08-20-2021	First Review (WB)
09-17-2021	Second Review (WB)

General Review Information

The petition is located adjacent to North Community House Road, a City-maintained major thoroughfare and Johnston Road, a City-maintained major thoroughfare. The petition is in the South Wedge and outside Route 4. Applicable area plans include the I-485 Interchange Analysis.

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 North Community House Road, a City-maintained major thoroughfare, and Johnston Road, a City-maintained major thoroughfare. The project is located on 73.97 acres and proposes two development areas with land uses as shown in the trip generation table below. Per the City's Traffic Impact Study (TIS) Guideline's thresholds, a TIS is needed for this site. The final TIS was submitted on July 22, 2021 and has been approved by CDOT. Site plan commits to providing pedestrian and bicycle connectivity through the site in accordance with the Charlotte BIKES and Charlotte WALKS Policies. Site plan and conditional notes revisions are also needed to identify the funding sources for the TIS improvements. Further details are listed below.

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Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	-	-	-
Entitlement with Current Zoning	Townhomes	529 Units	3,960	RZ 2006-108
Proposed Zoning	Apartments Townhomes High School	380 Units 20 Units 2,500 students	3,885	Site Plan: 06-18-21
Proposed Zoning	Apartments High School	420 Units 2,500 students	3,995	Site Plan: 09-13-21

Provide comments to the specified comments below.

Outstanding Issues

Strikethrough = Resolved

1. **Curblines:**

- a. **North Community House Road:** ~~The existing curb and gutter is in its future location. No curb relocation required by CDOT.~~
- Johnston Road:** ~~The existing curb and gutter is in its future location. No curb relocation required by CDOT.~~

~~Label and dimension the curb and gutter from the centerline for each road on the site plan.~~

2. **Traffic Study:**

~~A Traffic Impact Study is necessary for the complete review of this petition due to the site generating more than 2,500 daily trips.~~

~~Staff will receive the petition and begin review, but the public hearing will not be scheduled until the TIS is approved to allow for the minimum time necessary for CDOT to review the study and reach agreement with the petitioner on the required transportation commitments. Any agreed upon commitments shall be included on the last site plan submitted no fewer than 4 weeks prior to the public hearing. Therefore, additional traffic mitigation comments may be forthcoming once the TIS is approved by CDOT (and NCDOT).~~

- 3. ~~Site plan and conditional note(s) revisions are needed to commit to construct a 12' multi-use path from the Barrette Place Stub into the site and northward, toward the greenway, in accordance with the Charlotte BIKES and Charlotte WALKS Plans.~~
- 4. ~~Revise site plan and conditional note(s) to identify, depict, label, dimension, and itemize all proposed transportation-related infrastructure improvements. The conditional notes should include commitments to fully construct and fund all TIS-recommended and ordinance-required transportation improvements with applicable phasing and funding sources identified.~~
- 5. ~~Add conditional note that all public transportation improvements will be constructed and funded by the residential development before the residential site's first building certificate of occupancy is issued.~~

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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>