

**Rezoning Transportation Analysis**  
**Petition Number: Insert Zoning Petition #2021-161**  
*General Location Identifier: 22902119*

**From: Brandon Brezeale, PE**  
Brandon.Brezeale@charlottenc.gov  
704-432.5561

**Reviewer: Alfred Oyoyo**  
Alfred.Oyoyo@charlottenc.gov  
704-534-5572

**Revision Log:**

Date	Description
08-20-2021	First Review (WB)
09-17-2021	Second Review (WB)
10-18-2021	Second Review (WB)
11-22-2021	Fourth Review (AO)
12-23-2021	Fifth Review (AO)
01-25-2022	Sixth Review (AO)

**General Review Information**

The petition is located adjacent to Ardrey Kell Road, a State-maintained major thoroughfare, Beau Riley Road, a City-maintained minor collector, and Wade Ardrey Road, a State-maintained minor collector. The petition is in the South Wedge inside Route 4. There is no applicable area plan.

**Active Projects Near the Site:**

- Ardrey Kell Rd Widening (Johnston Rd to Rea Rd)
  - NCDOT STIP # U-6167
  - ROW 2029 / Unfunded for Construction

---

*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 project is located on Ardrey Kell Road, a State-maintained major thoroughfare, Beau Riley Road, a City-maintained minor collector, and Wade Ardrey Road, a State-maintained minor collector. The site is on approximately 35.87 acres and proposes two development areas with land uses 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. A TIS was submitted on November 22, 2021 and was approved by NCDOT and CDOT on January 18, 2022. The petitioner(s) have committed to constructing all TIS-Recommended transportation improvements, detailed on page RZ-2 of the Rezoning site plan, to include a new traffic signal, additional turn lanes at study intersections along Ardrey Kell Road, Beau Riley Road and Wade Ardrey Road. The petitioner(s) have also committed to constructing a 12-foot multi-use path and 8-foot planting strip along

**Rezoning Transportation Analysis**  
**Petition Number: Insert Zoning Petition #2021-161**  
*General Location Identifier: 22902119*

Ardrey Kell Road and an 8-foot sidewalk with an 8-foot planting strip along Beau Riley Road and Wade Ardrey Road in accordance with the Subdivision Ordinance, Charlotte BIKES, and Charlotte WALKS Policies. Finally, the petitioner(s) have committed to constructing a Pedestrian Hybrid Beacon (PHB) signalized crossing on Wade Ardrey Road near Woodland Watch Court to improve pedestrian safety and connectivity.

Site plan and conditional notes revisions are needed to remove 5' sidewalk connection along Ardrey Kell Road and, remove Sulky Plough Road pedestrian connection alternative to satisfy the Subdivision Ordinance. Further details are listed below:

**Trip Generation**

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	1 Unit	10	Tax Record
Entitlement with Current Zoning	Townhomes	220 Units	1,625	RZ 2017-171
<del>Proposed Zoning</del>	<del>Apartments Elementary School</del>	<del>475 Units 900 Students</del>	<del>3,675</del>	<del>TIS Scope: 7/19/2021</del>
<del>Proposed Zoning</del>	<del>Apartments Elementary School</del>	<del>430 Units 900 Students</del>	<del>3,430</del>	<del>Site Plan: 9/13/2021</del>
<del>Proposed Zoning</del>	<del>Townhomes Apartments Elementary School</del>	<del>50 Units 380 Units 900 Students</del>	<del>3,370</del>	<del>Site Plan: 10/11/2021</del>
Proposed Zoning	Townhomes Apartments Elementary School	50 Units 299 Units 900 Students	3,210	Site Plan: 1/20/2022

# Rezoning Transportation Analysis

Petition Number: Insert Zoning Petition #2021-161  
General Location Identifier: 22902119

Provide comments to the specified comments below.

**Outstanding Issues**

**Strikethrough = Resolved**

**1. ~~Curbline:~~**

- a. ~~**Ardrey Kell Road:** The existing curb and gutter is in its future location. No curb relocation required.~~
- b. ~~**Beau Riley Road:** The existing curb and gutter is in its future location. No curb relocation required.~~

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

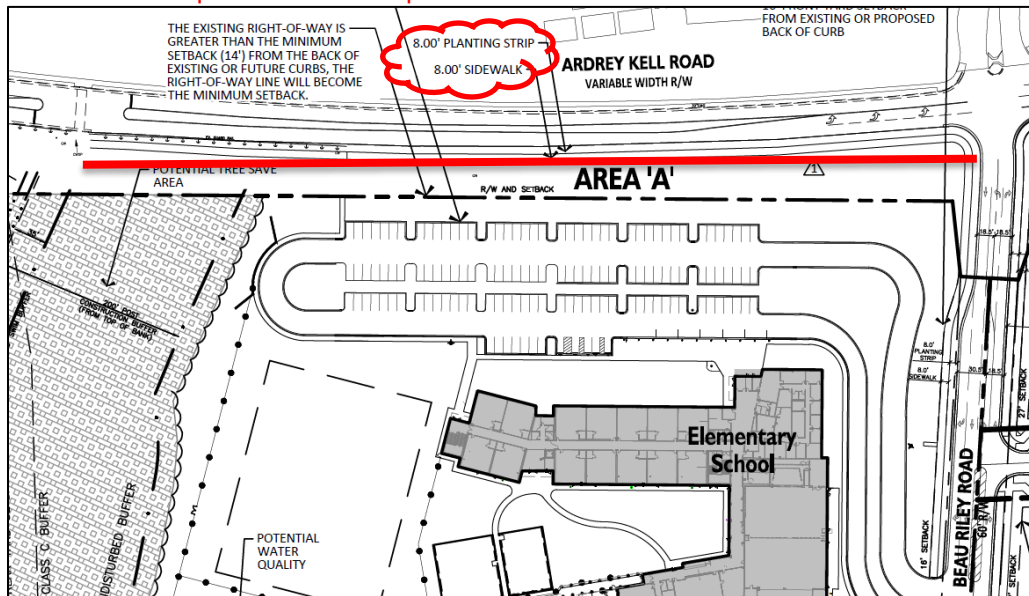
**2. ~~Traffic Study:~~**

~~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. ~~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 planting strip, and 8-foot sidewalk along Beau Riley Road. The wider sidewalk also meets the Charlotte WALKS Policy.~~
- 4. ~~Site plan and conditional note(s) revisions are needed to commit to installing a 12' multi-use path with an 8' planting strip, along the site's Ardrey Kell Road Frontage to meet the Charlotte BIKES and Charlotte WALKS Policies.~~

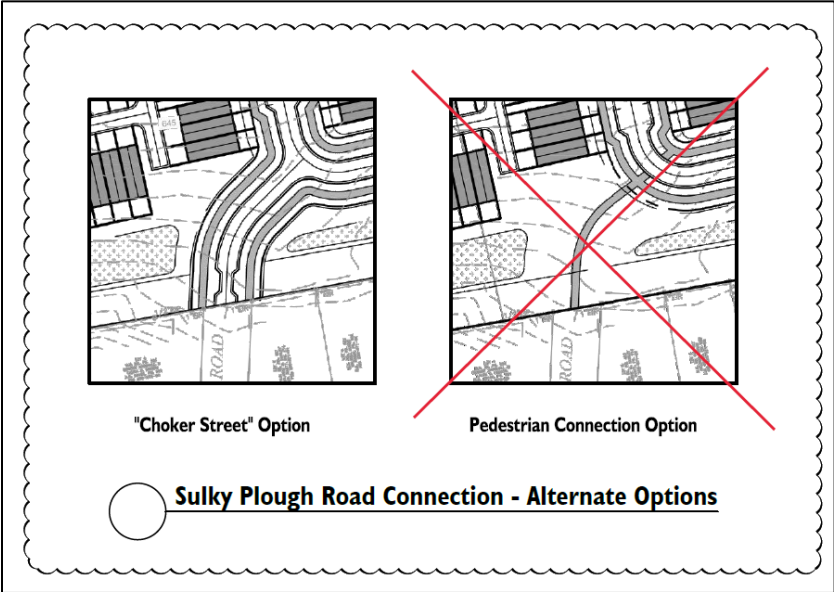
**Resolved (New Site Plan: 01-20-2022):** ~~Charlotte BIKES policy requires bikes to be accommodated along Ardrey Kell Road. Provide a 12' Multi-Use path along entire frontage on Ardrey Kell Rd. Add conditional note committing to constructing the multi-use path along entire frontage on Ardrey Kell Road as depicted on the site plan.~~



**Rezoning Transportation Analysis**  
**Petition Number: Insert Zoning Petition #2021-161**  
*General Location Identifier: 22902119*

- 5. ~~**Outstanding Comment (site plan dated 11-15-2021):** 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.~~
- 6. ~~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.~~
- 7. **Update to Comment (New Site Plan: 01-20-2022):** Revise site plan inset and conditional notes to remove multi-modal pedestrian connection option.

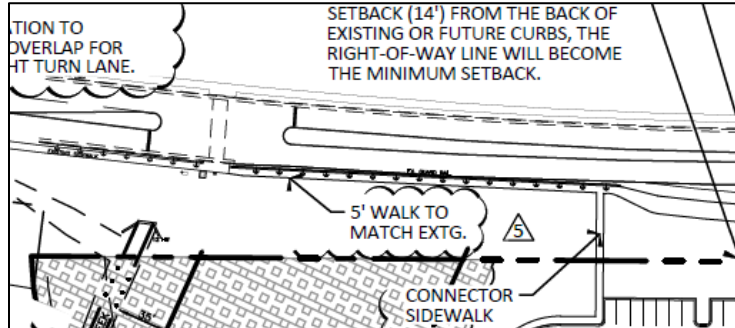
3. The Rezoning Plan depicts a street connection at Sulky Plough Road. However, as an alternative, the Petitioner(s) may propose a choker street connection to the existing stub at Sulky Plough Road, as generally depicted on the inset within the Rezoning Plan ~~or, as another alternative, a multi-modal pedestrian pathway may be provided in lieu of a vehicular connection,~~ to be coordinated during Land Development.



- 8. ~~**Resolved (New Site Plan: 01-20-2022):** Revise site plan and conditional note(s) committing to pedestrian safety crossing on Wade Ardrey Road at Woodland Watch Court. Crossing type and location to be coordinated with NCDOT and CDOT.~~

**Rezoning Transportation Analysis**  
**Petition Number: Insert Zoning Petition #2021-161**  
*General Location Identifier: 22902119*

9. **New Comment (New Site Plan: 01-20-2022):** Revise site and conditional note(s) removing 5' sidewalk along Ardrey Kell Rd and show 8' planting strip and 12' multi-use path as shown in previous site plan. Any alternative typical sections will be coordinated during permitted as stated in the conditional notes Section V.4.



~~i. Elementary School Property Frontage (Sidewalk):~~  
~~i. Provide 5' wide sidewalk along school property frontage.~~

10. **New Comment (New Site Plan: 01-20-2022):** Revise conditional note under Section V.8 by revising the sentence below to read: "...as it relates to the responsible party listed on Sheet No. RZ-1 of the site plan."

i. Provide 5' wide sidewalk

7. Petitioner(s) shall dedicate all rights-of-  
 issuance of the first building certificate the responsible party listed on Sheet No. RZ-1 of the site plan. conveyance to the City of Charlotte prior to the  
 area for which the right(s)-of-way relates to.

8. Unless stated otherwise herein, the Petitioner(s) shall ensure that all transportation improvements are substantially completed prior to the issuance of the first building certificate of occupancy for the development area for which the transportation improvement(s) relates to. ~~Identified transportation improvements necessary to access the school shall be completed prior to the school being placed in operation.~~ Petitioner(s) agree to fully construct and fund all TIS-recommended and ordinance required transportation improvements per applicable phasing as noted.

**Rezoning Transportation Analysis**  
**Petition Number: Insert Zoning Petition #2021-161**  
*General Location Identifier: 22902119*

**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>