

Rezoning Transportation Analysis

Petition Number: 2021-169

General Location Identifier: 03111235

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Reviewer: Kevin Parker, PE
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Revision Log:

Date	Description
11-19-2021	First Review (KP)
12-20-2021	Second Review (KP)
01-27-2022	Third Review (KP)

General Review Information

The petition is located adjacent to Mount Holly Huntersville Road, a State-maintained major thoroughfare northeast of Northwoods Forest Drive, a City-maintained local street. Additionally, this petition is located in the Northwest Wedge outside Route 4. Lastly, this site is located within the limits of the Westside Strategy Plan Study Area

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 petition is located adjacent to Mount Holly Huntersville Road, a State-maintained major thoroughfare northeast of Northwoods Forest Drive, a City-maintained local street. In accordance with City Ordinances and the City's WALKS and BIKES Policies, the petitioner has committed to provide a 12-foot shared-use path along the site's frontage of Mount Holly-Huntersville Road. Additionally, the petitioner has committed to widening Mount Holly-Huntersville Road and provide left and right-turn lanes into the site. All CDOT comments have been addressed.

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Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	2 Dwellings	20	Tax Record
Entitled Use	Single Family (R-3 9.43 acres)	28 Dwellings	325	General guidance from planning
Proposed Use	Police Department Branch	27,500 SF	625	Site Plan: 7/06/2021

Provide comments to the specified comments below.

Outstanding Issues

Strikethrough = Resolved

1. ~~Curb line:~~

- a. ~~Mount Holly-Huntersville Road: The location of back-of-curb and gutter shall be placed 30-feet from the existing road centerline.~~

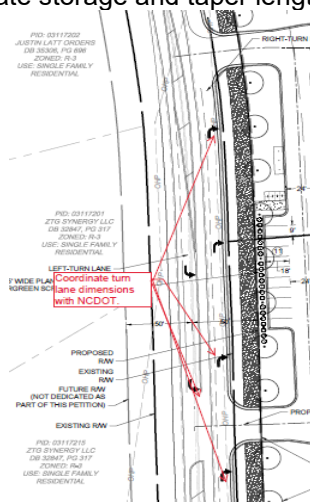
~~Label and dimension the curb and gutter from the centerline to the back-of-curb.~~

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 52-feet of right-of-way from the existing centerline of Mount Holly-Huntersville Road. The site plan shall label and dimension the right-of-way from the road centerline.

4. ~~Revise the conditional notes by committing to construct the left turn lane and right turn lane into the site as generally depicted on the site plan. Additionally, commit to coordinate with NCDOT, during permitting, to determine the appropriate storage and taper lengths for each turn lane.~~

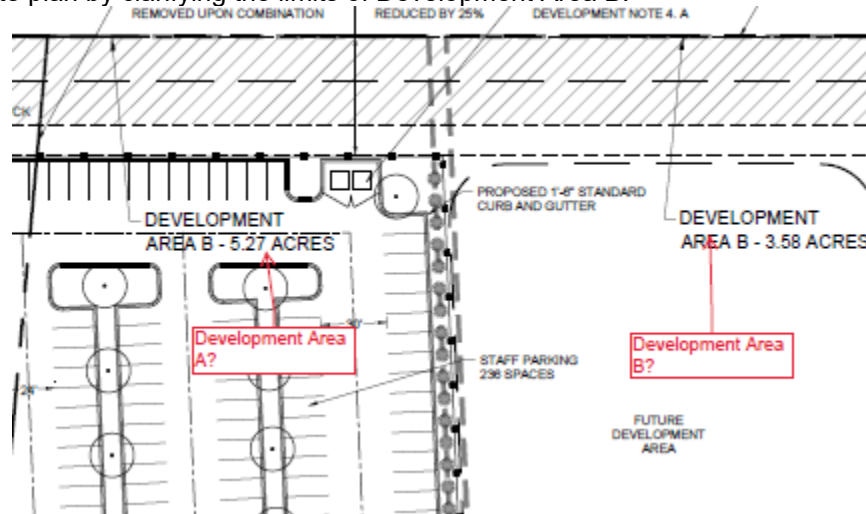


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5. ~~Revise the site plan by clarifying the limits of Development Area B.~~



6. ~~A site plan note(s) specifying dedication and fee simple conveyance of all rights-of-way to NCDOT before the site's first building certificate of occupancy is issued as needed. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.~~
7. ~~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 as needed. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.~~
8. ~~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 western Mecklenburg area, by way of a private/public partnership effort or other public sector project support."~~

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.

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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>