

Rezoning Transportation Analysis

Petition Number: 2021-178

General Location Identifier: 07706303

From: Brandon Brezeale, PE

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Reviewer:

Patrick Monroe

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Revision Log:

Date	Description
11/21/2021	First Review (PDM)
12/20/2021	Second Review (PDM)
01/27/2022	Third Review (PDM)

General Review Information

The petition is located adjacent to Statesville Avenue, a State-maintained major thoroughfare, Atando Avenue, a City-maintained minor thoroughfare, and I-77, a State-maintained freeway. The petition is located in the North Corridor inside Route 4.

Active Projects Near the Site:

- Irwin Creek Greenway
 - Coordinate with Mecklenburg County for project schedule
 - Project Limits: Statesville Avenue to Anita Stroud Park

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, Atando Avenue, a City-maintained minor thoroughfare, and I-77, a State-maintained freeway. The petition is located in the North Corridor inside Route 4. A Traffic Impact Study (TIS) is not needed for this petition. CDOT is coordinating with the petitioner to provide an 8-foot planting strip and 12-foot multi-use path along Statesville Avenue and ADA ramp and pedestrian signal upgrades at the Statesville Avenue and Atando Avenue intersection. Site plan revisions are needed to meet ordinance requirements and the outstanding items including, but not limited to, the construction of a multi-use path connecting Whittington Street to Julia Avenue. Further details are listed below.

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Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	None		Tax Record
Entitled Use	Warehouse (I-1 10.3 acres)	103,000 SF	1,230	General guidance from planning
	Apartments (R-22MF 8.54 acres)	187 Units		
Proposed Use	Apartments	350 Units	1,910	Site Plan: 1/14/2022

Provide comments to the specified comments below.

Outstanding Issues

Strikethrough = Resolved

1. ~~Outstanding Comments from 11-21-21: Curblines:~~ The proposed zoning district has a setback measured from back of the existing or proposed future curblines.
 - a. ~~Statesville Avenue:~~ Location of existing curb and gutter is in the future location.
 - b. ~~Atando Avenue:~~ Location of existing curb and gutter is in the future location.

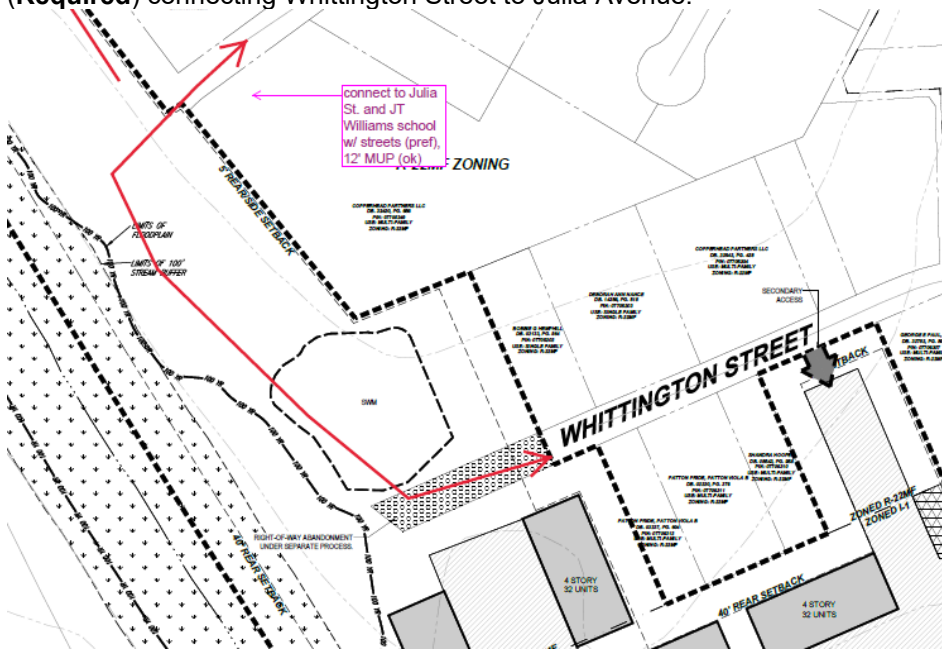
Label and dimension the curb and gutter from the centerline for each road on the site plan.
2. **Traffic Study: (Choose One)**
~~A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the site generating less than 2,500 daily trips. If during the permitting process 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 28 feet of right-of-way from the road centerline of Whittington Street. The site plan shall label and dimension the right-of-way from the road centerline.~~
~~Outstanding Comments from 11-21-21: Show centerline of Whittington Street on site plan and dimension the proposed ROW from the centerline.~~
4. ~~Revise site plan to label and dimension right of way on Statesville Avenue and Atando Avenue.~~
~~Outstanding Comments from 11-21-21: Show centerline of Statesville Avenue on site plan and dimension the proposed ROW from the centerline.~~
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 planting strip, and 12-foot multi-use path along Statesville Avenue and Atando Avenue. The wider sidewalk also meets the Charlotte WALKS Policy and Charlotte BIKES Policies.~~
~~Outstanding Comments from 11-21-21: Show and label the 8-foot planting strip along Statesville Avenue. Add conditional note committing to the installation of the 8-foot planting strip and 12-foot multi-use path along Statesville Ave.~~

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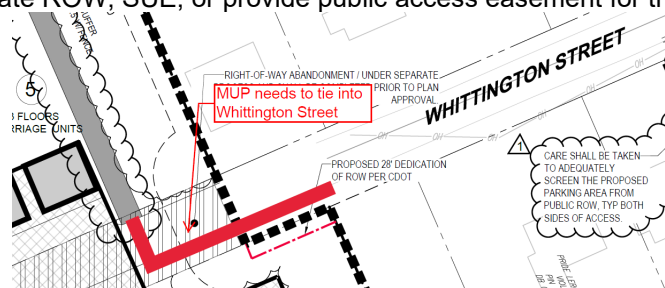
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6. ~~Coordinate sidewalk and bicycle facilities along Statesville Avenue with NCDOT.~~
7. ~~Coordinate site access on Statesville Avenue with NCDOT.~~
8. ~~Revise site plan and conditional notes to commit to installing two ADA compliant curb ramps and APS pushbuttons for pedestrian signals on the northwest corner of the Statesville Avenue and Atando Avenue intersection.~~
9. ~~**Outstanding Comments from 11-21-21:** Revise site plan to install curb and gutter along property frontage of Whittington Street per Chapter 19 and Chapter 20. Refer to CLDSM U-02 for Local Residential Medium Street cross section.~~
10. ~~Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 6-foot sidewalk on Whittington Street per Chapter 19. The site plan shall label and dimension both items from the back of curb and gutter and road centerline.~~
~~**Outstanding Comments from 11-21-21:** Add conditional note committing to the 8-foot planting strip and 6-foot sidewalk on Whittington Street~~
11. **Outstanding Comments from 11-21-21:** Revise site plan and conditional note(s) to commit to installing a local residential median street per CLDSM U-02 (**Request**) or a 12-foot multi-use path (**Required**) connecting Whittington Street to Julia Avenue.



Clarifying Comments from 1-27-22: Extend MUP to Whittington Street. MUP needs to tie into the existing street. Dedicate ROW, SUE, or provide public access easement for the MUP.

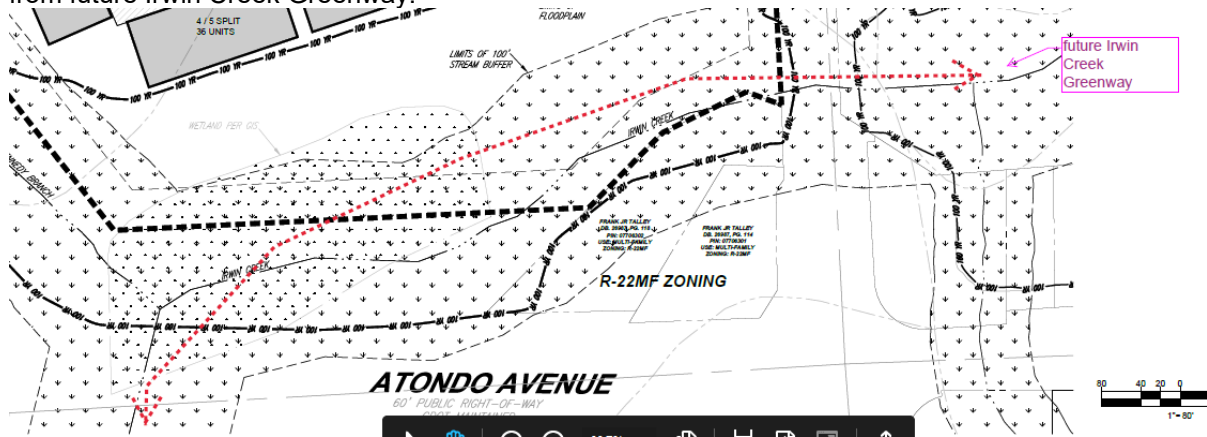


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12. ~~Outstanding Comments from 11-21-21:~~ Dedicate greenway easement for future Irwin Creek Greenway. Coordinate with Mecklenburg County Parks and Rec for location of easement. In addition, coordinate with County on easement dedication for greenway spur to JT Williams Montessori School from future Irwin Creek Greenway.



13. ~~Outstanding Comments from 11-21-21:~~ A site plan note(s) specifying dedication and fee simple conveyance of all rights-of-way to the City 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.
14. 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.
15. 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-eastern 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. 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.

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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>