

Rezoning Transportation Analysis

Petition Number: 2021-182

General Location Identifier: 09309816

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Reviewer:

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Revision Log:

Date	Description
08-20-2021	First Review (KP)
09-28-2021	Second Review (BB)

General Review Information

The petition is located adjacent to Downs Avenue, a City-maintained local street and Shamrock Drive, a City-maintained minor thoroughfare. The petition is located in the East Wedge inside Route 4. Applicable area plans include the Eastside Strategy Plan.

Active Projects Near the Site:

- CNIP PM51216029 - Shamrock Drive Complete Street
 - This project will upgrade Shamrock Drive from approximately Newell Avenue to Flamingo Avenue to create a “complete street” to better serve bicyclists, pedestrians, motorists and adjacent neighborhoods and businesses. The project will include turn lanes, sidewalks, bike lanes and crossings to help create a better bike/pedestrian connection between Eastway Drive and The Plaza and, eventually, to NoDa (North Davidson area) and the CATS Blue Line Extension.
 - This project is currently in the design phase with an anticipated project completion date in early 2026.

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 Shamrock Avenue, City-maintained minor thoroughfare, and Downs Avenue, a City-maintained local road. Given the scope of this rezoning petition, no transportation improvements are required at this time. CDOT will coordinate with the developer and transmit transportation improvements upon development of the site. The proposed development is consistent with transportation accommodations with adjacent properties and land uses in the area. 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	1 Dwelling	10	Tax Record
Entitled Use	Single Family (R-8 0.29 acres)	2 Dwellings	20	General guidance from planning
Proposed Use	Single Family	2 Dwellings	20	Site Plan: 6/9/2021

Provide comments to the specified comments below.

Outstanding Issues

Strikethrough = Resolved

1. **Comment Rescinded (per revised site plan dated 09-23-21):** Transportation improvements consistent with adjacent properties and land use in area **Curb line:** The proposed zoning district has a setback measured from back of the existing or proposed future curb line.

a. **Downs Avenue:** The future location of the back of curb will be 13 feet from the existing centerline.

b. **Shamrock Avenue:** The future location of the back of curb will be 27 feet from the existing centerline.

Label and dimension the existing and future back of curb from the existing centerline of each road on the site plan.

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. **Right-of-way:**

a. **Downs Avenue:** Revise site plan and conditional note(s) to commit to dedicate 28-feet of right-of-way from the road centerline.

b. **Shamrock Avenue:** Revise site plan and conditional note(s) to commit to dedicate 45-feet of right-of-way from the road centerline.

The site plan shall label and dimension the right-of-way from the existing centerline of each road.

4. **Comment Rescinded (per revised site plan dated 09-23-21):** Transportation improvements consistent with adjacent properties and land use in area. A site plan note(s) specifying dedication and fee simple conveyance of all rights of way to the City and/or NCDOT before the site's first building certificate of occupancy is issued is needed. CDOT requests rights of way set at 2' behind back of sidewalk where feasible.

5. **Revise the conditional notes by including the following 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 it's own or in conjunction with other development or roadway projects taking place within the broad south Mecklenburg area, by way of private/public partnership efforts or other public sector project support.

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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. 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>