

Rezoning Transportation Analysis
Petition Number: Insert Zoning Petition #2021-199
General Location Identifier: Tax ID 08307315

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Reviewer: Alfred Oyoyo
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Revision Log:	Date	Description
	12-28-2021	First Review (AO)
	01-25-2022	Second Review (AO)
	04-26-2022	Third Review (AO)

General Review Information

The petition is located adjacent to N Davidson St, a City-maintained minor thoroughfare in the vicinity of Faison Ave, a City-maintained local street. The petition is located in the East Wedge inside Route 4. Applicable area plans include the North Charlotte Area Plan.

Active Projects Near the Site:

- Davidson St and Jordan PI Intersection
 - General Services Project Manager: Stephen Tosco
 - Project Phase: Real Estate Acquisition
 - <https://charlottenc.gov/Projects/Pages/DavidsonJordan.aspx>
- Matheson Bridge Streetscape
 - General Services Project Manager: Leslie Bing
 - Project phase: Bid
 - <https://charlottenc.gov/Projects/Pages/MathesonStreetscape.aspx>

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 N Davidson St, a City-maintained minor thoroughfare in the vicinity of Faison Ave, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. The petitioner has committed to constructing an 8-foot planting strip and 8-foot sidewalk along frontage on N Davidson St. Site plan revisions are needed to meet ordinance requirements and the outstanding items including, but not limited to dedicating 30' of right-of-way from N Davidson St centerline, committing to maintaining existing bicycle lane along N Davidson St, and providing a 2' sidewalk utility easement set at the back of the sidewalk. Further details are listed below:

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Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	-	0	Tax Record
Entitled Use	Single Family (R-5 0.23 acres)	1 Dwellings	10	General Guidance from Planning
Proposed Use	Townhomes	6 Units	50	Site Plan: 01/14/2022

Provide comments to the specified comments below.

Outstanding Issues

Strikethrough = Resolved

1. ~~**Curbline:** The proposed zoning district has a setback measured from back of the existing or proposed future curbline.~~
 - a. ~~**N Davidson St:** Distance from centerline to back of curb: 24'~~

Label and dimension the curb and gutter from the centerline for 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.~~

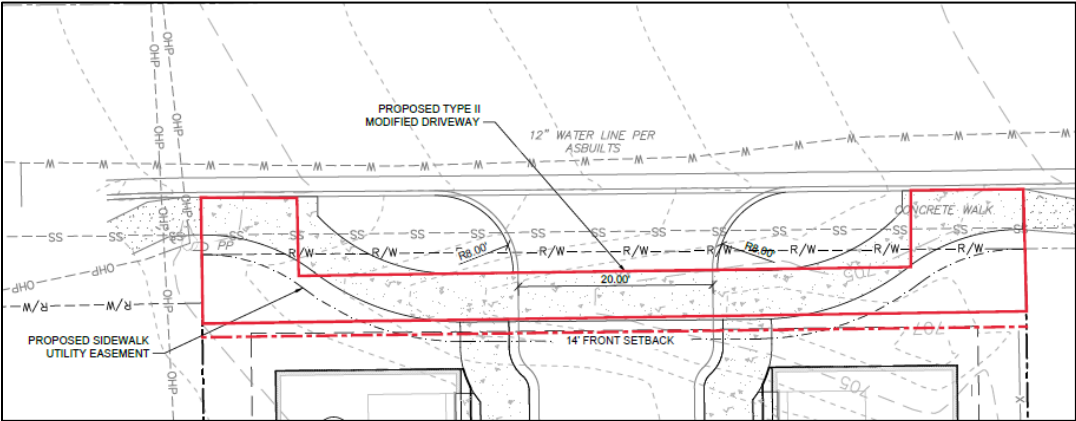
3. **Update to Comment from 12-28-21:** Revise site plan and conditional note(s) to commit to dedicate 30' of right-of-way from the road centerline. The site plan shall label and dimension the right-of-way from the road centerline.

4. ~~**Resolved (New Site Plan, 4-4-22):** Add conditional note(s) to commit to construct an 8-foot planting strip, and 8-foot sidewalk on N Davidson St per Chapter 19 & Chapter 20. The site plan shall label and dimension both items from the back of curb and gutter and road centerline.~~

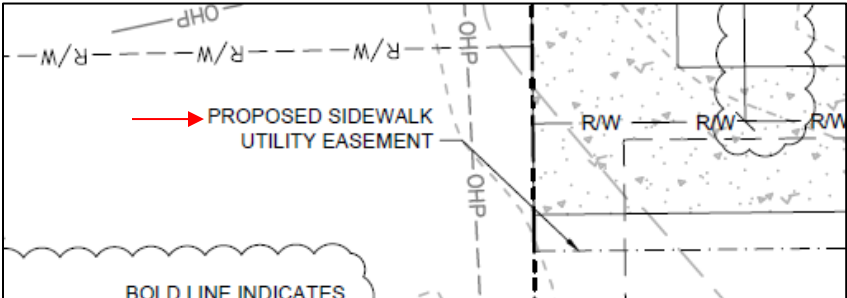
5. ~~**Resolved (New Site Plan, 4-4-22):** The proposed dwelling units exceeds 12 per acre. Per Chapter 20 Subdivision ordinance, site plan and conditional note(s) revisions are needed to commit to construct an 8-foot planting strip, and 8-foot sidewalk along N Davidson St. The wider sidewalk also meets the Charlotte WALKS Policy.~~

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- 6. ~~Resolved (New Site Plan, 4-4-22):~~ Revise site plan to show maintaining planting strip along entire frontage and square off sidewalk. Maintain consistent 2' Sidewalk Utility Easement behind the back of sidewalk.



- 7. ~~Resolved (New Site Plan, 4-4-22):~~ Revise site plan to show correct dimension for minimum driveway width per CLDSM 10.25E for Type II Modified Driveway based on operation and radius.
- 8. **Outstanding Comment from 12-28-21:** 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 is needed. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.
- 9. **Outstanding Comment from 12-28-21:** 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 is needed. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.
- 10. **New comment (New Site Plan, 4-4-22):** Revise site plan and conditional note(s) to commit to maintaining existing bicycle lane along N Davidson St to meet the City Charlotte BIKE Policy.
- 11. **New Comment (New Site Plan, 4-4-22):** Revise site plan and conditional note(s) to specify 2' sidewalk utility easement set at back of sidewalk.



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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>