

Rezoning Transportation Analysis
Petition Number: Insert Zoning Petition #2021-226
General Location Identifier: 02902129, 02902130

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Revision Log:

Date	Description
02-24-22	First Review (PDM)
03-24-22	Second Review (PDM)
04-27-22	Third Review (PDM)

General Review Information

The petition is located south of Galloway Road, City-maintained minor collector and west of Claybrooke Drive, a State-maintained local road. The petition is located in the Northeast Wedge outside Route 4.

Active Projects Near the Site:

- No active projects near the site

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 south of Galloway Road, City-maintained minor collector and west of Claybrooke Drive, a State-maintained local road. The petition is located in the Northeast Wedge outside Route 4. 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. CDOT has coordinated with the petitioner to provide an 8-ft sidewalk and planting strip along Galloway Road and a 12ft multi-use path connecting the proposed private street to Arbor Vista Drive. Site plan revisions are needed to ensure ADA compliance of the required multi-use path. Further details are listed below.

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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
Entitlement with Current Zoning	Single Family (R-3, 8.07 acres)	24 Dwellings	280	General Guidance from Planning
Proposed Zoning	Townhomes (UR-2, 8.07 acres)	48 Dwellings	325	Site Plan: 08-09-21

Provide comments to the specified comments below.

Outstanding Issues

Strikethrough = Resolved

~~1. **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.~~

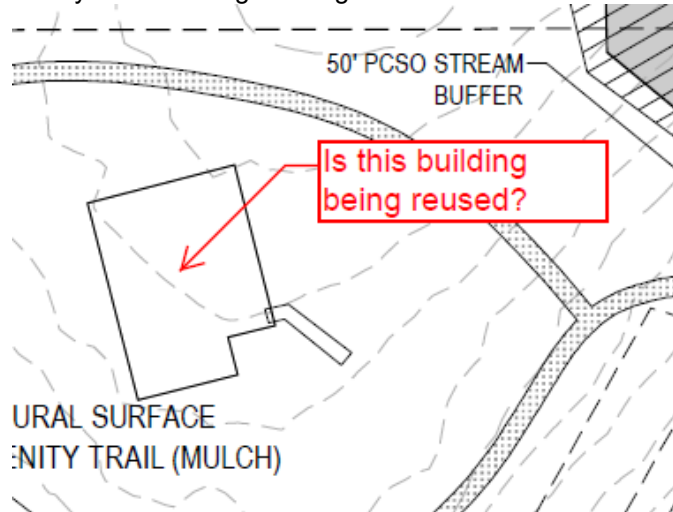
~~2. **Revise site plan and conditional note(s) to commit to dedicate 30 feet of right-of-way from the road centerline of Galloway Road. The site plan shall label and dimension the right of way from the road centerline. Callout the proposed right of way line as "Proposed ROW."**~~

~~**Outstanding Comment from 02.24.2022:** Add centerline of roadway to Galloway Road and callout the proposed right of way line as "Proposed ROW".~~

~~3. **Outstanding Comment from 02.24.2022:** Revise site plan to show the proposed 8-foot sidewalk and 8-foot planting strip located along Galloway Road per the conditional note 4.B.~~

~~b. The petitioner will construct an eight (8) foot planting strip and an eight (8) foot sidewalk along Galloway Road as generally depicted on the Rezoning plan.~~

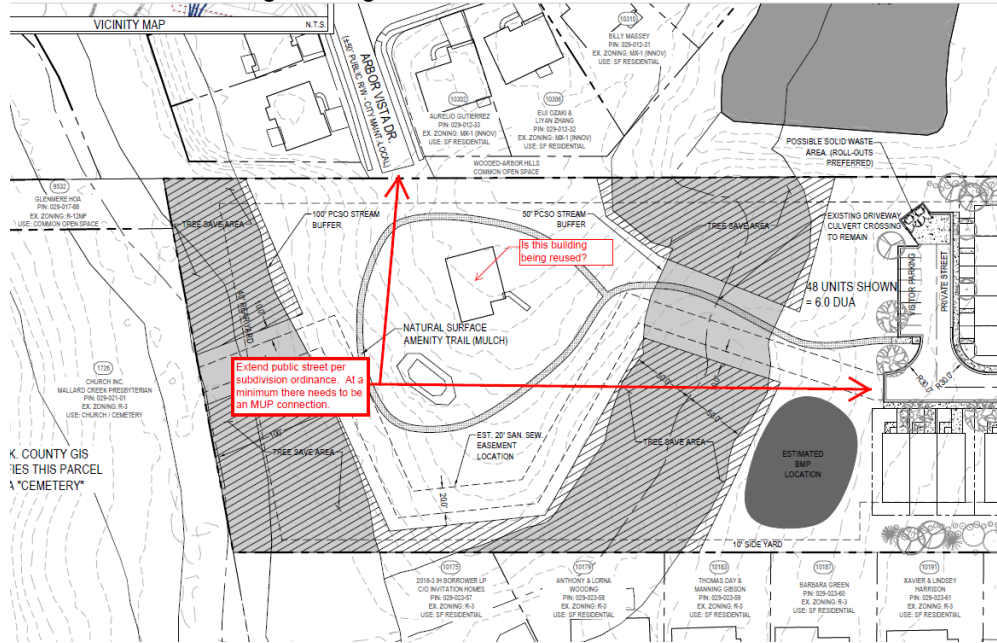
~~4. **Revise the site plan to clarify if the existing building onsite will be removed or reused.**~~



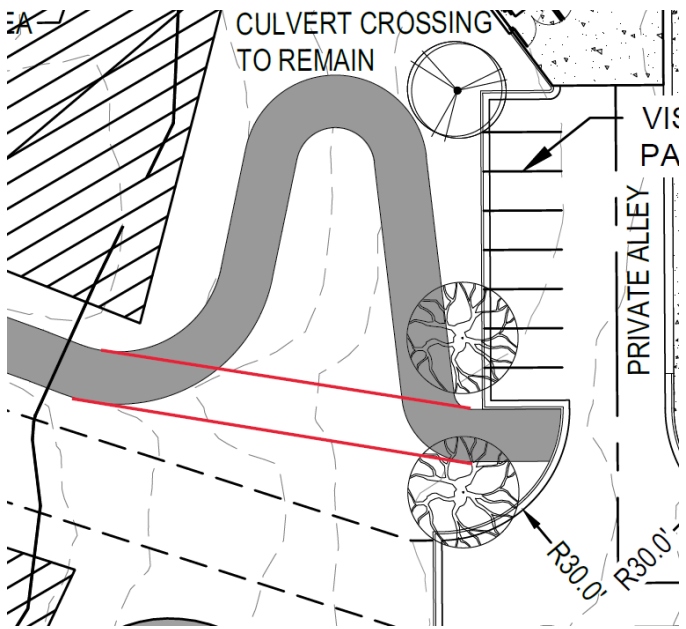
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5. ~~Revise site plan and conditional note(s) to commit to construct a 12-foot multi-use path that connects the Arbor Vista Drive stub street to the proposed street per Chapter 20. Provide a public access easement for the multi-use path route. CDOT may request the existing Arbor Vista Drive be extended with a public road if the existing building will be removed.~~

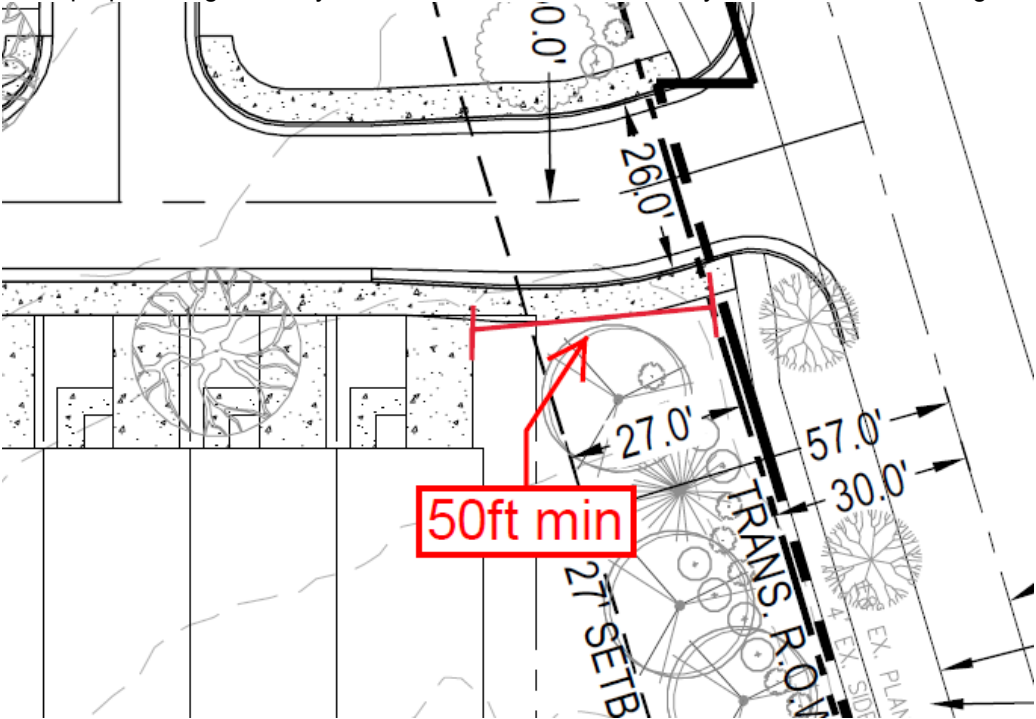


Outstanding Comment from 02.24.2022: Provide a public access easement for the multi-use path route. In addition, CDOT recommends stairway/path connecting MUP.

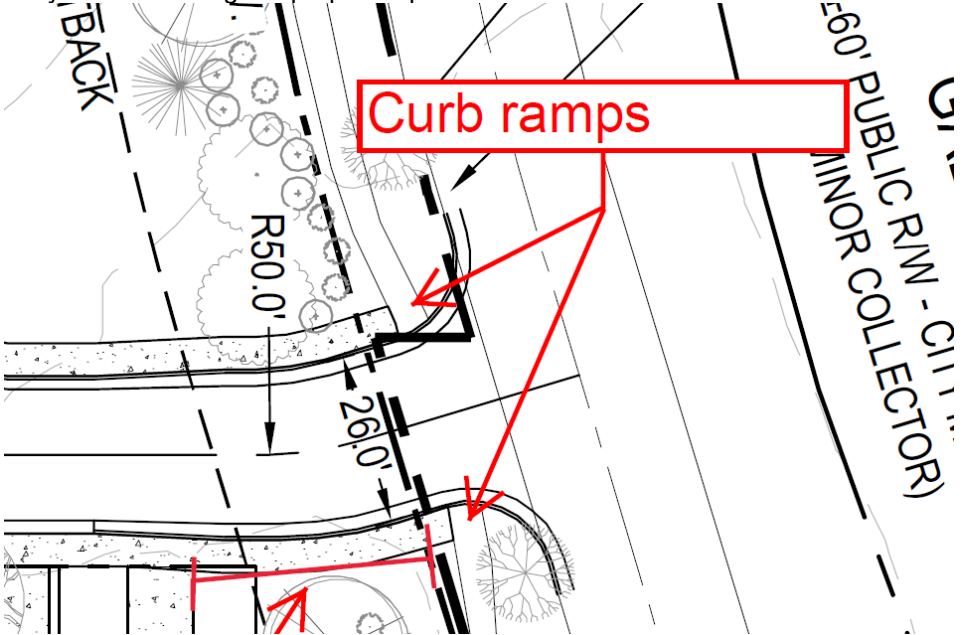


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6. ~~Outstanding Comment from 02.24.2022:~~ Revise site plan to provide a minimum 50-foot stem between the proposed right of way and the first residential driveway. Dimension stem length.



7. ~~Outstanding Comment from 02.24.2022:~~ Revise site plan to provide curb ramps for the sidewalk along Galloway Road crossing the proposed private street.



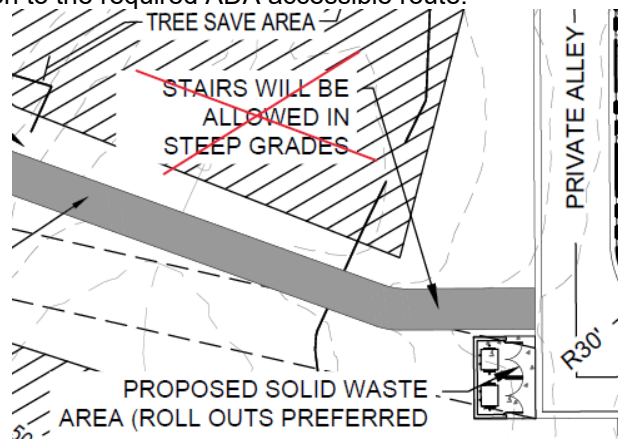
8. Revise site plan to show the entire section of Galloway Road existing curb and gutter along the property frontage. Label and dimension the curb and gutter front the centerline of the road.

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9. ~~Rescinded Comment from 02.24.2022:~~ Remove language from conditional note 3.H per the markup below.

h. The Petitioner will construct all required roadway improvements and provide any required sidewalk and utility easements needed for these improvements prior to the issuance of the first certificate of occupancy, ~~subject to the Petitioner's ability to request that CDOT allow a bond to be post for any roadway improvements not finalized at the time of the issuance of the first certificate of occupancy, as allowed by City regulations.~~

10. **New Comment from 04.27.2022:** Revise site plan to remove note regarding stairs allowed for steep grades. The required multi-use path must be accessible, and the request to add stairs between the jogged path was in addition to the required ADA accessible route.



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 50' x 50' 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.

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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>