

**Rezoning Transportation Analysis**  
**Petition Number: Insert Zoning Petition #2021-232**  
*General Location Identifier: 15717307*

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**Revision Log:**

Date	Description
02-17-2022	First Review (WB)

**General Review Information**

The petition is located adjacent to Randolph Road, a City-maintained major thoroughfare northwest of North Sharon Amity Road, a City-maintained major thoroughfare. The petition is in the Cotswold Mixed Use Activity Center outside Route 4.

Active Projects Near the Site:

- N/A

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*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.*

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Based on our review of the petition, we offer the following information for your consideration.

**Transportation Summary**

The site is located on Randolph Road, a City-maintained major thoroughfare. A Traffic Technical Memorandum (TTM) is needed for this site.

Site plan revisions are needed to provide a 100-foot driveway stem into the subject site in accordance with the City's Driveway Regulations. Revisions are also needed to dedicate right-of-way and a sidewalk utility easement to accommodate a future 12-foot multi-use path along the site's frontage in accordance with the Charlotte's BIKES Plan. Petitioner shall commit to construct pedestrian facilities along the site's frontage in accordance with the Charlotte's WALKS Plan and Chapter 19 of the City's ordinances. Additional traffic mitigation comments may be forthcoming once the TTM is approved by CDOT. Further details are listed below.

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**Trip Generation**

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Fast Food w/Drive Thru	4,194 SF	1,980	Tax Record
Entitlement with Current Zoning	Fast Food w/Drive Thru (B-1, 0.88 acres)	4,194 SF	1,980	General Guidance from Planning
Proposed Zoning	Fast Food w/Drive Thru (B-2, 0.88 acres)	4,194 SF	1,980	Site Plan: 08-30-21

Provide comments to the specified comments below.

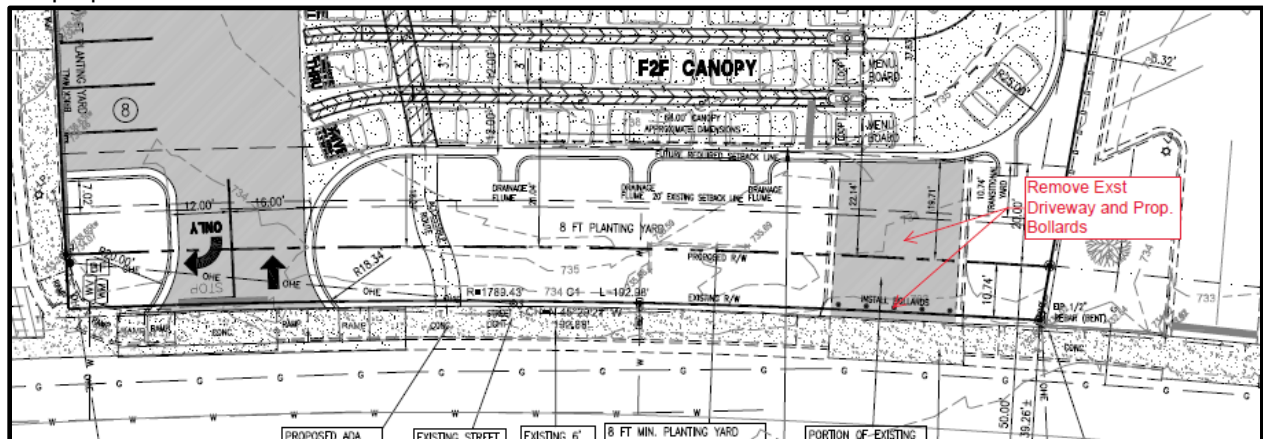
**Outstanding Issues**

**Strikethrough = Resolved**

**1. Traffic Study:**

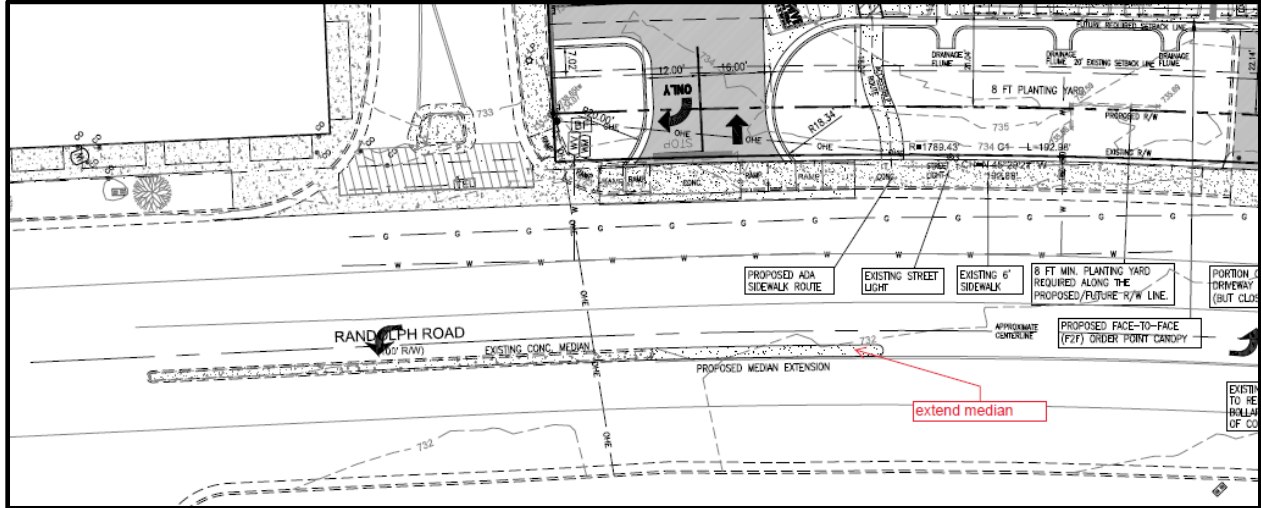
A Traffic Technical Memorandum (TTM) is necessary to include a queueing analysis for the complete review of this petition due to the site being along a high injury network area, within a high congestion location, and for ingress/egress concerns that are triggered by the proposed site configuration.

2. Revise site plan and conditional notes to commit to dedicate 50 feet of right-of-way from the Randolph Road centerline. The site plan shall label and dimension the right-of-way from the road centerline.
3. Revise site plan and conditional notes to commit to construct an 8-foot sidewalk with an 8-foot planting strip on Randolph Road per Chapter 19. The site plan shall label and dimension both items from the back of curb and gutter.
4. Revise site plan to provide a minimum of a 100-foot driveway stem, measured from the back of the driveway apron, into the subject site in accordance with the City's Driveway Regulations.
5. Revise site plan and conditional notes to provide an SUE (sidewalk utility easement) located 6-feet behind the propose 8-foot sidewalk to accommodate the installation of a future 12-foot multi-use path to meet the Charlotte BIKES Policy.
6. Revise site plan and conditional notes to commit to the complete removal of the existing driveway and proposed bollards.



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7. Revise site plan and conditional notes to extend the existing concrete median on Randolph Road to a 50-foot offset from the driveway's curb return.



8. Add 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.
9. Add 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.

**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.

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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>