

Rezoning Transportation Analysis
Petition Number: Insert Zoning Petition #2021-239
General Location Identifier: 10501221

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Revision Log:

Date	Description
02-18-2022	First Review (AO)
03-23-2022	Second Review (AO)
04-26-2022	Third Review (AO)

General Review Information

The petition is located adjacent to E WT Harris Blvd, a State-maintained major thoroughfare, District Dr, a State-maintained local street, and Shorthorn St, a City-maintained local street. The petition is located in the Northeast Corridor outside of Route 4.

Active Projects Near the Site:

- No 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 site is located adjacent to E WT Harris Blvd, a State-maintained major thoroughfare, District Drive, a State-maintained local street, and Shorthorn Street, a City-maintained local street. 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. The petitioner has committed to constructing an 8-foot planting strip and 8-foot sidewalk along Shorthorn Street and District Drive to meet Charlotte WALKS Council-Adopted policy, constructing ADA curb ramps at public street intersections, and dedicating 40' of right-of-way from the road centerline of District Drive. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to committing to all residential driveways being built CLDSM standards. Further details are listed below:

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Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	-	-	Tax Record
Entitlement with Current Zoning	Office (O-1, 9.34 acres)	93,400 SF	995	General Guidance from Planning
Proposed Zoning	Townhomes (R-12MF, 9.34 acres)	110 Dwellings	795	Site Plan: 10-1-21
Proposed Zoning	Townhomes (R-12MF, 9.34 acres)	98 Dwellings	705	Site Plan: 3-14-22
Proposed Zoning	Townhomes (R-12MF, 9.34 acres)	95 Dwellings	685	Site Plan: 4-21-22

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. **Resolved (New Site Plan, 03-14-22):** Revise site plan and conditional note(s) to commit to dedicating right of way from the road centerline of District Dr. The site plan shall label and dimension the right-of-way from the road centerline.

3. **Resolved (New Site Plan, 04-21-22):** Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 6-foot sidewalk on District Dr per Chapter 19 / Chapter 20. The site plan shall label and dimension both items from the back of curb and gutter and road centerline.

Update to Comment (New Site Plan, 03-14-22): Add conditional note committing to constructing an 8-foot planting strip, and 8-foot sidewalk on District Dr and Shorthorn St as depicted on site plan.

4. **Rescinded:** Site plan and conditional note(s) revisions are needed to commit to construct bicycle facilities by installing a 12' multi-use path along E WT Harris Blvd outside of the control of access and within a public access easement to meet the City Charlotte BIKE Policy.

5. **Rescinded:** Revise site plan and conditional note(s) to shift access point to existing Damascus St and removing one other access point along Shorthorn St.

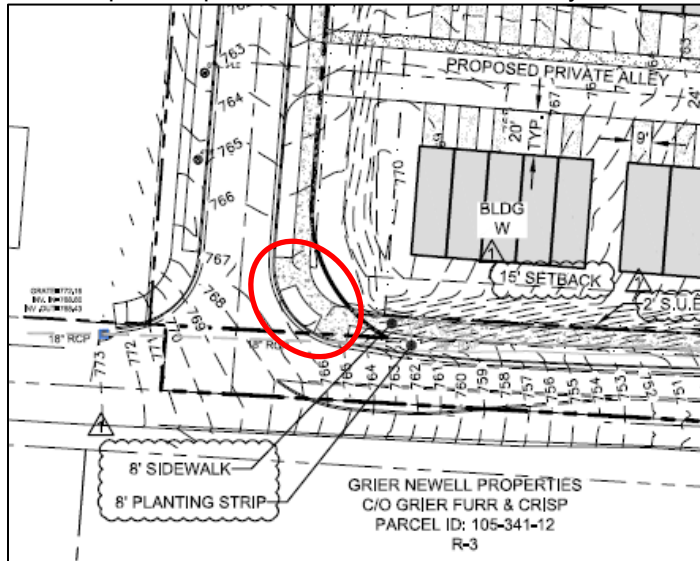
6. A site plan note(s) specifying dedication and fee simple conveyance of all rights of way to the City before the site's first building certificate of occupancy is issued as needed. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.

7. 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

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transportation improvements if said improvements and phasing are explicitly described in site plan notes.

- 8. ~~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.”~~
- 9. **Resolved (New Site Plan, 04-21-22):** Revise site plan and conditional note(s) to commit to replacing existing ADA curb ramps at the intersection of District Dr and Shorthorn St to ensure PROWAG compliance. Ramp type and location to be determined during the permitting process. If ramps are deemed to be PROWAG compliant replacement will not be necessary.



- 10. **Resolved (New Site Plan, 04-21-22):** Add conditional note(s) that all private alleys/ streets to meet all minimum horizontal and vertical design requirements.
- 11. **New Comment:** Revise site plan and add conditional note(s) that all residential driveways will be built CLDSM standards for residential alleys and will be a minimum of 10' wide per the detail(s).

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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 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.
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>