

Rezoning Transportation Analysis
Petition Number: Insert Zoning Petition #2021-264
General Location Identifier: 04324115

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Revision Log:

Date	Description
04-28-22	First Review (PDM)

General Review Information

The site is located adjacent to Oak Drive, a City-maintained local street east of Old Statesville Road, a State-maintained major thoroughfare. The petition is located within the North Corridor Wedge outside of Route 4.

Active Projects Near the Site:

- N/A

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 Oak Drive, a City-maintained local street east of Old Statesville Road, a State-maintained major thoroughfare. 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. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to clarifying the proposed access points on Oak Drive and committing to recording a cross-access agreement for the proposed connection to Parcel 04324116. 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	Industrial (I-1, 4.7 acres)	47,000 SF	120	General Guidance from Planning
Proposed Zoning	Warehouse (I-2, 4.7 acres)	45,800 SF	120	Site Plan: 11-15-21

Provide comments to the specified comments below.

Outstanding Issues

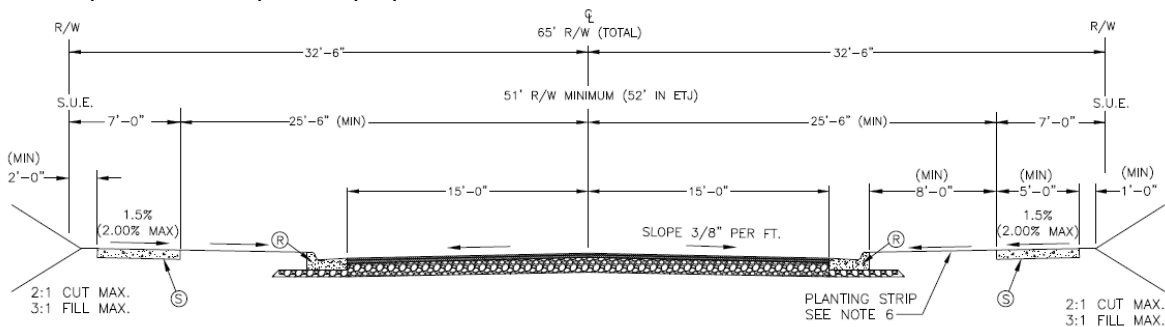
Strikethrough = Resolved

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. Add conditional note committing to recoding a cross-access agreement with the Register of Deeds for the proposed connection to Parcel 04324116 prior to the issuance of the first building certificate of occupancy.

3. CDOT requests that site plan and conditional note(s) revisions are made to commit to constructing curb and gutter along Oak Drive. The location of the future gutter is 15ft from the road centerline per the Local Industrial Street typical section (CLDSM U-06). Per the Chapter 19 Ordinance, curb and gutter is not required based upon the proposed site use.

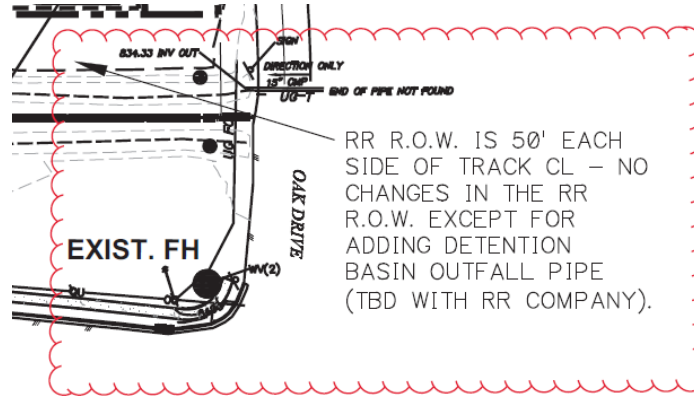


4. CDOT requests that site plan and conditional note(s) revisions are made to commit to constructing an 8-foot planting strip and 6-ft sidewalk on Oak Drive per the Local Industrial Street typical section (CLDSM U-06). Per the Chapter 19 Ordinance sidewalk is not required based upon the proposed site use, however CDOT is making this request based upon the guidelines of the council adopted Charlotte WALKS policy.

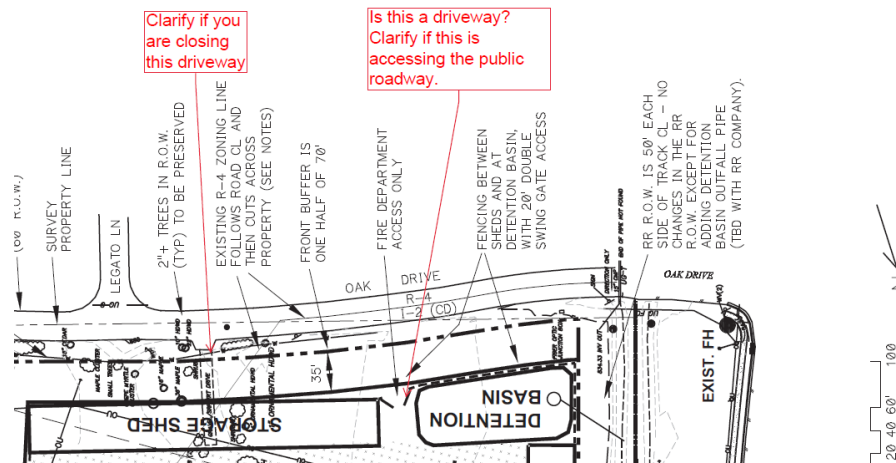
5. Site plan and conditional note(s) revisions are needed to dimension all public Right of Way from the centerline of all public roadways. CDOT requests 33.5-feet of ROW is dedicated from the centerline of Oak Drive to allow for the future installation of sidewalk and curb and gutter.

6. Site plan revisions are needed to show the location of the railroad ROW. The existing callout on the plan does not point to any linework on the site plan.

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7. Site plan and conditional note(s) revisions are needed to clarify how the proposed access point on Oak Drive will be restricted to Fire Department access only. In addition, revise site plan to show how the driveway will access the public road.
8. Site plan and conditional note(s) revisions are needed to clarify what is happening to the existing gravel driveway on Oak Drive that accesses the site. If the driveway will be closed as part of the project, add a callout to remove the driveway.



9. 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.
10. 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.

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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. 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. 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>