

Rezoning Transportation Analysis
Petition Number: Insert Zoning Petition #2021-270
General Location Identifier: 10502126, 10502127

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Revision Log:

Date	Description
04-12-2022	First Review (AO)
05-25-2022	Second Review (AO)

General Review Information

The petition is located adjacent to Rocky River Road, a State-maintained minor thoroughfare, South Devon Street, a City-maintained local street, and Harris Station Boulevard, a private local street. The petition is located in the Northeast Corridor outside of 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 site is located on Rocky River Road, a State-maintained minor thoroughfare, South Devon Street, a City-maintained local street, and Harris Station Boulevard, a private local street. A Traffic Impact Study (TIS) is not needed for this site. The petitioner has committed to right-of-way dedication along Rocky River Road, constructing an 8-foot planting strip and 12-foot multi-use path along the site's frontage on Rocky River Road to meet the City's Charlotte BIKES policy and constructing a left-turn lane into the site off of Rocky River Road. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to committing to construct ADA curb ramps at proposed street intersections, and utility relocations to be determined and coordinated during permitting. 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 Detached	1 Dwelling	10	<i>Tax Record</i>
Entitlement with Current Zoning	Single Family Detached (R-3, 4.09 acres)	12 Dwellings	145	<i>General Guidance from Planning</i>
Proposed Zoning	Single Family Attached (UR-2, 4.09 acres)	52 Dwellings	350	<i>Site Plan: 11-29-21</i>
Proposed Zoning	Single Family Attached (UR-2, 4.09 acres)	48 Dwellings	320	<i>Site Plan: 5-16-22</i>

Provide comments to the specified comments below.

Outstanding Issues

Strikethrough = Resolved

1. **Outstanding Comment from 04-12-2022:**

Curblin:

- a. **Rocky River Road:** Distance from centerline to back of curb: 19 feet

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.~~

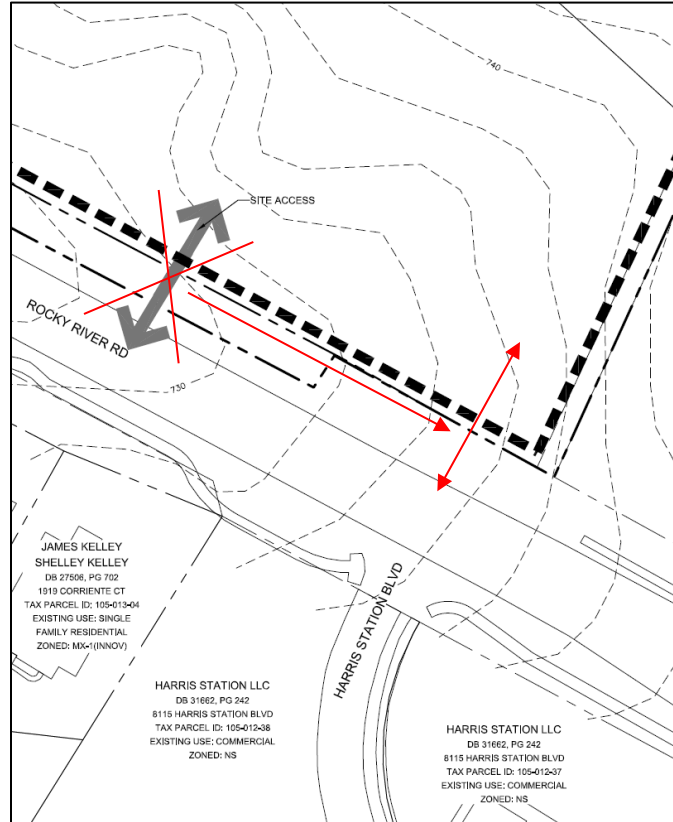
~~3. Revise site plan and conditional note(s) to commit to dedicate 35 feet right of way from the road centerline of Rocky River Road. The site plan shall label and dimension the right of way from the road centerline.~~

~~4. Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 6-foot sidewalk on proposed private street per Chapter 19 / Chapter 20 and commit to constructing bicycle facilities by locating the curb and gutter 19 feet from the center line of Rocky River Road and installing an 8-foot planting strip and 12-foot multi-use path along Rocky River Road to meet the City Charlotte BIKE Policy.~~

~~The site plan shall label and dimension both items from the back of curb and gutter.~~

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5. ~~Revise site plan and conditional note(s) to show site access off Rocky River Road at Harris Station Boulevard instead of current proposed location.~~



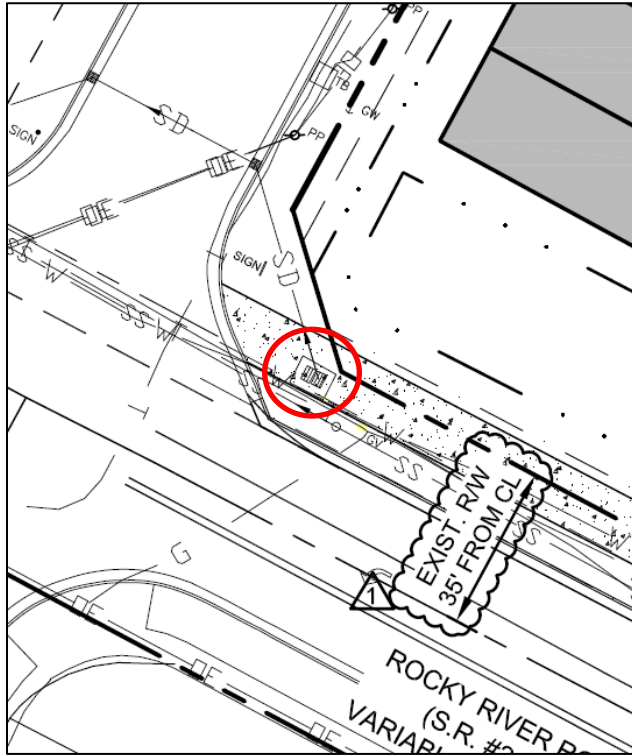
6. ~~Revise site plan and conditional note(s) to commit to constructing a left turn lane into the site off Rocky River Road, creating a 3 lane section along the site frontage. These improvements will be coordinated and approved by NCDOT.~~
7. ~~Revise site plan to label all proposed streets and alleys as public or private and provide CLDSM detail/typical section.~~
8. ~~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. ~~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.~~
10. ~~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 northeastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support."~~

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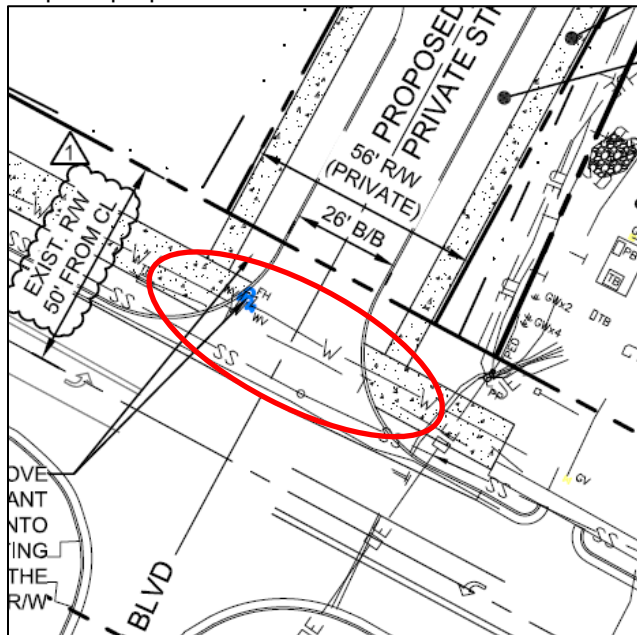
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- 11. **New Comment (New Site Plan, 5-16-22):** Revise site plan and conditional note(s) to commit to relocating existing storm drainage infrastructure to location to be determined during permitting.



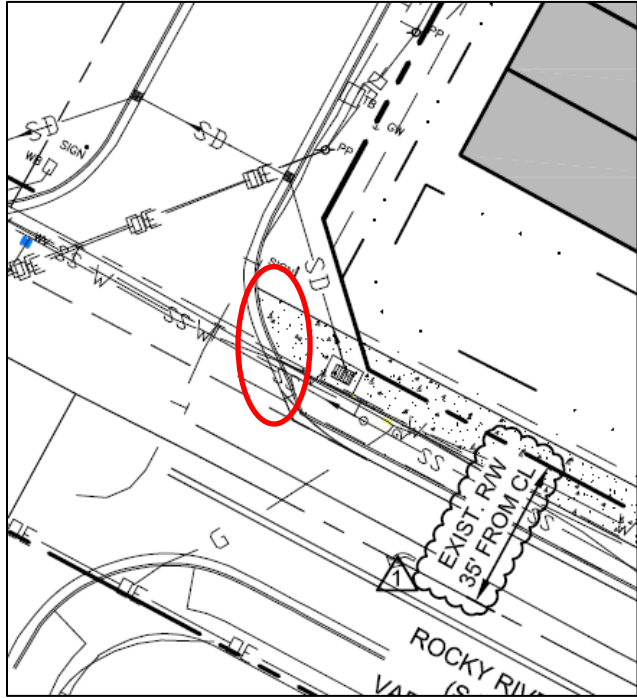
- 12. **New Comment (New Site Plan, 5-16-22):** Revise site plan and conditional note(s) to commit to constructing ADA curb ramps at proposed street intersections.



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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>