

Rezoning Transportation Analysis

Petition Number: #2022-030

General Location Identifier: 08311127

From: Jake Carpenter, PE

Jacob.Carpenter@charlottenc.gov

980-221-5675

Reviewer: Alfred Oyoyo

Alfred.Oyoyo@charlottenc.gov

704-336-3939

Revision Log:

Date	Description
07-24-2022	First Review (AO)
09-21-2022	Second Review (AO)

General Review Information

The petition is located on Matheson Avenue, a City-maintained major thoroughfare at Pinckney Avenue, a City-maintained collector street. The petition is located in the East Wedge inside of Route 4, and within the limits of the Center City 2020 Vision Plan.

Active Projects Near the Site:

- Matheson Avenue Road Conversion (from N Tryon Street to Jordan Place)
 - Convert Matheson Avenue from 4 lanes to 2 lanes, construct raised 2-way cycle track on south side of Matheson Avenue and a raised bike lane on north side of Matheson Avenue
 - Design complete; Railroad agreements pending for work on the Matheson Bridge
- Jordan Place/Davidson Street Intersection
 - Construct protected intersection for bicyclists and pedestrians
 - Approaching Bid phase

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 Matheson Avenue, a City-maintained major thoroughfare at Pinckney Avenue, a City-maintained collector street. A Traffic Impact Study (TIS) is not needed for this site. The petitioner has committed to constructing an 8-foot planting strip, and 6-foot sidewalk on Matheson Avenue and Pinckney Avenue. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to committing to dedicate 40-feet of right-of-way along Matheson Avenue and showing proposed intersection and frontage improvements of the City's Matheson Avenue Road Conversion project in grayscale and as "by others". 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	Single Family (R-5, 0.358 acres)	1 Dwelling Unit	10	General Guidance from Planning
Proposed Zoning	Single Family Detached Single Family Attached (UR1-CD, 0.358 acres)	1 Dwelling Unit 2 Dwelling Units	30	Site Plan: 02/18/22

Provide comments to the specified comments below.

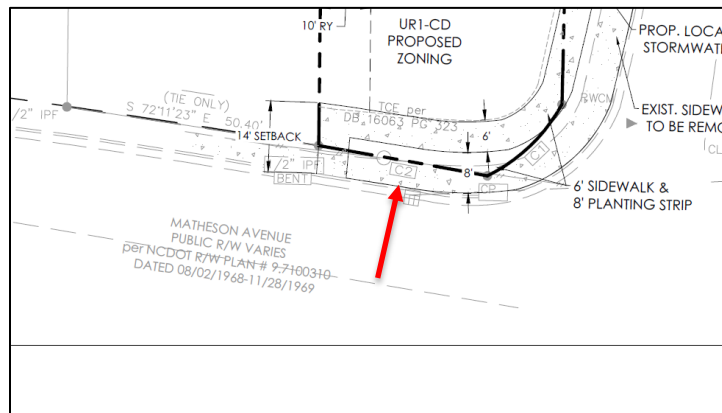
Outstanding Issues

Strikethrough = Resolved

1. **Curblines:** The proposed zoning district has a setback measured from back of the existing or proposed future curblines.
 - a. **Matheson Avenue:** Curb and gutter to be 27-feet measured from centerline to back of curb.

Label and dimension the curb and gutter from the centerline for each road on the site plan.

Update to Comment (New Site Plan, 8-1-22): Label and dimension existing curblines location on site plan measured from centerline of Matheson Avenue.



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. **Outstanding Comment from 07-24-22:** Revise site plan and conditional note(s) to commit to dedicate 40-feet of right-of-way along Matheson Avenue measured from the road centerline. 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 Matheson Avenue and Pinckney Avenue per Chapter 19. The site plan shall label and dimension both items from the back of curb and gutter.

Update to Comment (New Site Plan, 8-1-22): Add streetscape commitments to conditional notes section of the Rezoning Plan.

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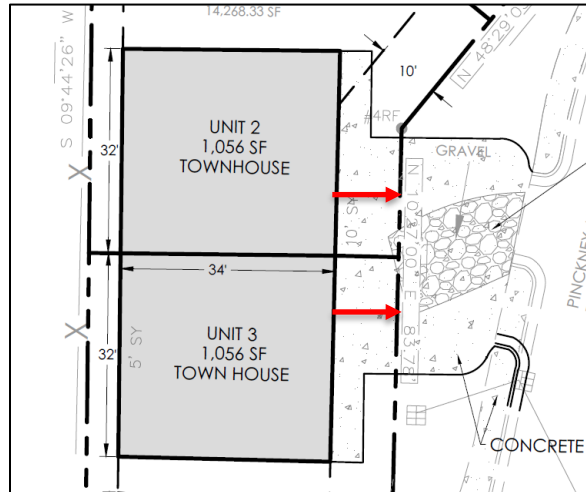
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5. **Outstanding Comment from 07-24-22:** Revise site plan and conditional note(s) to show proposed intersection and frontage improvements of Matheson Avenue Road Conversion project project that is being done by the City's CIP project. These improvements can be shown as "by others" and in grayscale. The project scope includes converting Matheson Avenue from 4 lanes to 2 lanes, construct raised 2-way cycle track on south side of Matheson Avenue.

These improvements to be coordinated with General Services and CDOT during the permitting process.

6. ~~Revise site plan to verify adequate driveway storage to ensure a vehicle will not block the public right-of-way (Unit 2 and 3).~~



7. ~~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.~~

8. ~~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.~~

9. **New Comment (New Site Plan, 8-1-22):** Remove CDOT Notes from site plan.

CDOT NOTES

- NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY RE...
- TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTA...
- ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF A SIDEWALK OR TRAVEL...
- THE PROPOSED DURATION OF CLOSURE. THESE APPROVALS ARE IN ADDITION TO SITE A...
- CONTACT CDOT AT (704) 432-1562 AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WC...
- POSSIBLE FOR IMPACTS GREATER THAN 30 DAYS. EVERY EFFORT SHALL BE MADE TO CO...
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION...

10. **New Comment (New Site Plan, 8-1-22):** Revise conditional note 5.A) by replacing NCDOT with CDOT as Pinckney Avenue is City-maintained.

5. TRANSPORTATION

A) VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT SHOWN ON THE REZONING PLAN IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY NCDOT FOR APPROVAL.

CDOT

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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>